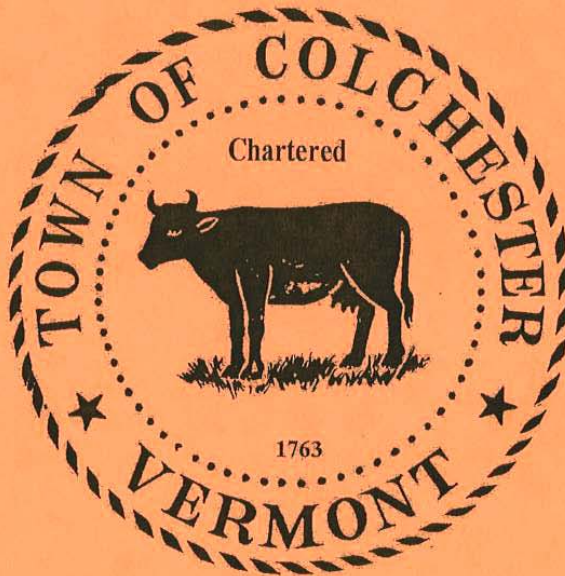


Town of Colchester
Application for New Town Center



Contact : Sarah Hadd
Town Planner
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Town of Colchester

Planning & Zoning Department

P.O. Box 55, 835 Blakely Road
Colchester, Vermont 05446

May 11, 2007

Select Board

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Edward Ploof, Jr.
Marc Landry
Roger Derby
Brian McNeil

Town Manager

Albin Voegelé
264-5501

Director of Planning & Zoning

Brenda Green
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Arld Kittle
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Life Safety Officer

Roland Brouillard
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Lisa Riddle
264-5604

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Vermont Downtown Development Board

C/o Joss Besse

Vermont Department of Housing and Community Affairs

National Life Building, 6th Floor

Drawer 20

Montpelier, VT 05620

RE: Town of Colchester's New Town Center Designation application

Dear Joss:

I am pleased to provide you with the Town of Colchester's application for New Town Center Designation. Enclosed is an application meeting the requirements of the September 2006 Application Guidelines for New Town Center Designation. Per the amendment to the Downtown Development Act passed today, a buildout analysis showing a 20 year growth projection and an organizational structure proposal have been omitted from the application. Please note in your review of the application that the New Town Center encompasses the same parameters as the Severance Corner LLC project which is controlled by a single developer: Ireland Industries. Within the introduction, please find a copy of the Master Comprehensive Plan for this project submitted by the developer as well as the municipal approval of the project detailing the specifics of the project.

Should you have any questions, concerns, or requests regarding this application please feel free to contact me at 264-5602. Should you be unable to reach me, please contact Brenda Green at 264-5601. We look forward to working with you and the Board on a successful application.

Sincerely,

Sarah H. Hadd

Colchester Town Planner

Severance Corners, Vermont

Comprehensive Master Plan



Prepared by:

**RTKL Associates Inc.
1250 Connecticut Avenue, NW
Washington, DC 20036**

Prepared for:

**Kolok Development Group, Inc.
February 2002**

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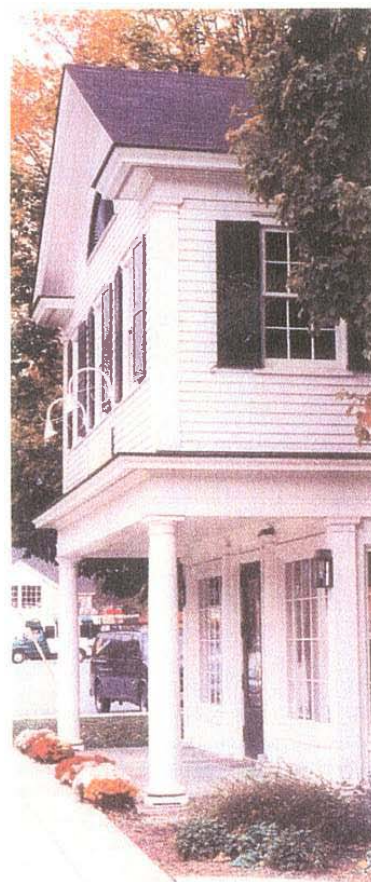
Introduction

Severance Corners Village Center presents the opportunity to create a landmark community that embraces and demonstrates smart, sustainable growth patterns. The Master Plan exhibits a comprehensive planning vision that upholds the values shared by the town of Colchester, the Severance family and Severance Corners Village Center LLP. Together these goals create a model for future mixed-use centers while encouraging greater community responsibility.

Located in the General Development 3 District (GD-3), Severance Corners is ideally situated to serve as a gateway to the Town of Colchester and as an important node within the designated GD-3 district.

The development is intended to result in a compact mixed-use village. It will be built at a human scale which encourages pedestrian activity and provides an alternative to suburban sprawl. The variety of uses proposed by the Master Plan promote a well-rounded community, reminiscent of the natural growth of historic towns. Business and residential uses will compliment each other while emphasizing the public realm. Development will occur as planned units contributing to a unified village image and unique sense of place. High density and efficient use of land should be permitted and encouraged as long as it is complimented by public amenities, open space, and cohesive site and building design.

Ultimately, the Severance Corners Village Center will be a demonstration in sustainable development that is harmonious with the surrounding context and compatible with future development goals of the region.



Severance Corners utilizes a planning approach founded on sustainable development.

Project Overview

Project Description

The goal for Severance Corners Village Center is to build a mixed-use community that will reflect the traditions of the villages and small towns historically developed throughout Vermont and New England.

The theme shaping Severance Corners is that of an evolving village found in the process of growing into a town. This design notion allows for playful irregularities of building location and site plan layout, reminiscent of an earlier history. These quirks hint at a community that started from a rural cross roads, grew to a hamlet, and then into the present village. The location and configuration of the public greens and open spaces should reinforce this idea of discovering this happenstance. Today, the village is still evolving. Beginning to reveal the natural order of a small town, its plan is characterized by a more efficient layout of development revealed in the ordered siting of buildings and parking.

Consistent with the values of the developer, owners and local constituencies, the Severance Corners Village Center will, from its inception, strive to be a development committed to sustainable community.

The **architecture** will reflect the New England heritage found throughout the region, while always exhibiting a commitment to quality design.

Healthy community will be encouraged and enhanced by creating an environment in which its residents can live, work and play.

The **Master Plan** is comprised of multiple smaller community nodes, generally organized around a park or green space amenity. While each setting is unique, all participate in an overarching theme that contributes to the village character. The Master Plan demonstrates a physical expression of the belief in a better environment, one which offers convenience, encourages community involvement and provides amenities not typical of conventional developments of this size, for both the resident and visitor.



Healthy community is encouraged by creating live, work and play environments.

Planning Concept

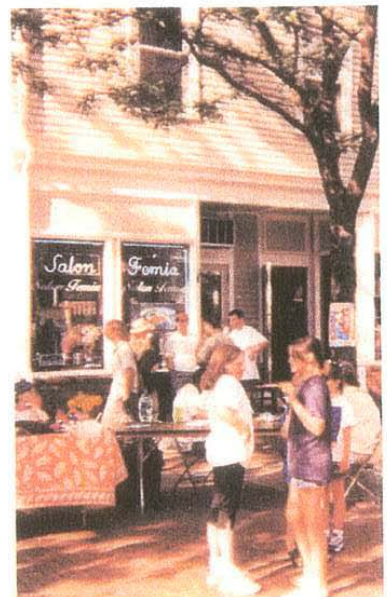
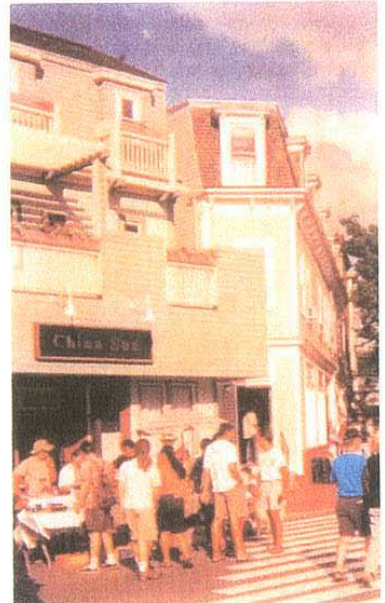
The objective to create an intimate village oriented towards the public realm will be achieved through emphasis on quality of the pedestrian environment. Using minimal setbacks, buildings will enfront the streets and define the exterior public spaces. The **Public Realm** and **Pedestrian Infrastructure** will be a comprehensive system of open green spaces all linked via sidewalks and streets. Each green shall have its own identity as a node and provide pedestrian amenities including benches, lighting and landscaping. Special elements such as fountains, architectural features and focal elements may help to enliven the spaces and distinguish one from another. The liveliness and amenities of the public realm will determine the success of Severance Corners as a livable, sustainable community.

The **Land Planning** and **Density Concepts** create a core mixed-use area, the Village Center, that reaches across Blakely Road to unite the north and south parcels around a linear park called the Village Green. The development within the core and around the green will have the highest density and the greatest mixing of uses including apartments, commercial, office, retail and possible non-commercial uses integrated both in plan layout and vertically within individual buildings. This mixing of uses will provide extended hours of activity and allow for sharing of parking, reducing the amount of overall paving and parking spaces required.

Location and Context

Severance Corners is located in the greater Burlington Metropolitan area at the crossroads of Route 2 & 7 and Severance Blakely Roads. The site is also adjacent to the future Circ. Highway which will serve the region immediately north of Burlington. The development is located in the Colchester designated GD-3 future growth center and will serve communities including Malletts Bay, Colchester and Burlington.

There has been a long history of crossroads existing at this location thus, development in Severance Corners follow such precedents. The site is approximately 8 miles from downtown Burlington, 10 miles from Burlington International Airport and 5 miles from the resort community on Lake Champlain. The Town of Colchester is 5 miles north of the site.



The liveliness and amenities of the public realm will determine the success of Severance Corners.

Project Components

Fundamental to the success of Severance Corners is the careful design and layout of key project elements including the architecture, streetscape and open space. The relationship between these components is crucial to shaping the experience of the village. A sense of place is fostered not only by buildings themselves but also by their ability to define public spaces. Equally important is the scale of these elements and their ability to foster pedestrian activity.

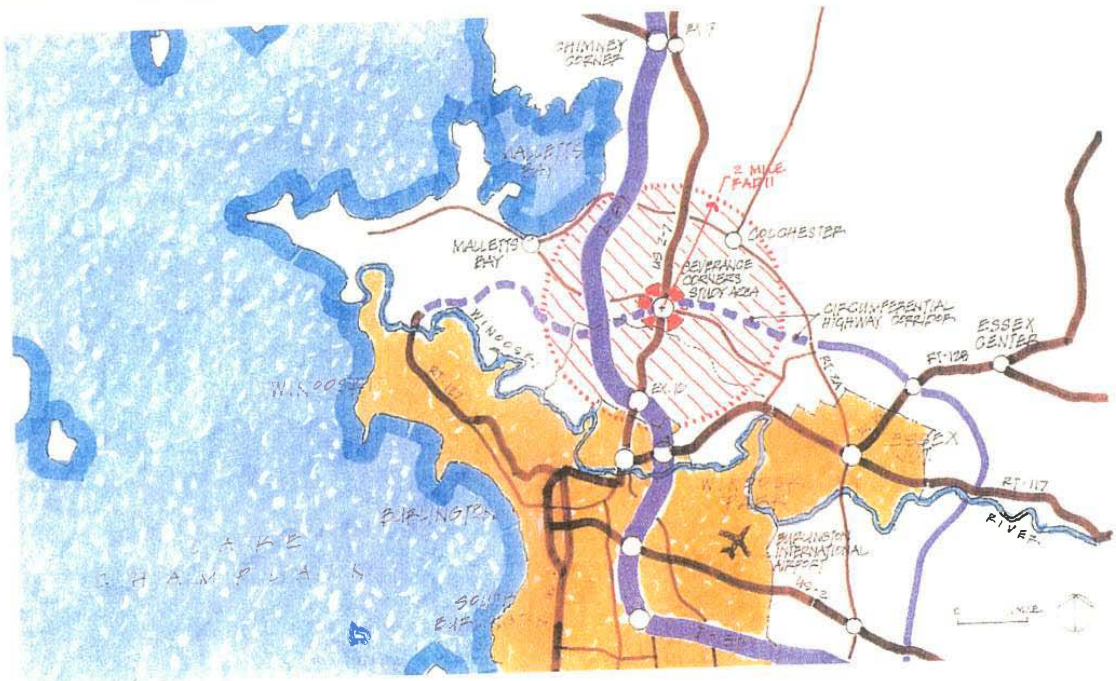
Buildings within the village should exhibit a commitment to quality design in their use of color, materials and massing. Architectural inspiration should draw upon local and regional styles of historic New England while keeping within a scale and character appropriate to a mixed-use village. A variety of residential and commercial typologies will be mixed throughout the community. The sense of architectural diversity will contribute to the image and idea of a village evolving over time.

The **streetscape and landscape** of the public spaces will visually organize Severance Corners, linking community nodes and important architectural elements. Design emphasis shall be placed on the public realm and pedestrian movement systems rather than vehicular circulation. Careful design treatment of streets and sidewalks is critical to creating this desired pedestrian friendly community. A variety of elements and details shall be used including canopy trees, planters, appropriate lighting and furniture.

The green space is composed of the village green, scattered pocket parks and several more natural areas designated for public use. Each of these spaces serves as an activity center for the neighborhood while linking the greater community. Landscaping this realm is one of the crucial site investments that will improve with age and ensure the long-term success and image of the community.



Architecture, streetscape and open spaces are fundamental to the design.



Planning Process

Regional Context Analysis

Severance Corners is located at an historically significant regional crossroads within the greater Burlington and Colchester area. The site spans the intersection of Route 2 & 7, running north to south, and Blakely and Severance Roads, running east west. A future interchange along the proposed Circ. highway, a limited east west collector road which will serve the region, will serve the site.

The Town of Colchester has designated the area surrounding Severance Corners a future growth center, specifically called GD3. Development at this specific crossroads will also serve the resort area along Malletts Bay.

Severance Corners is located on the edge of a bluff overlooking the Sunderland Brook, a tributary of the Winooski River. There are views of both the Green Mountains and the Adirondacks.



Severance Corners is located at an intersection that has a long history as a regional cross roads.



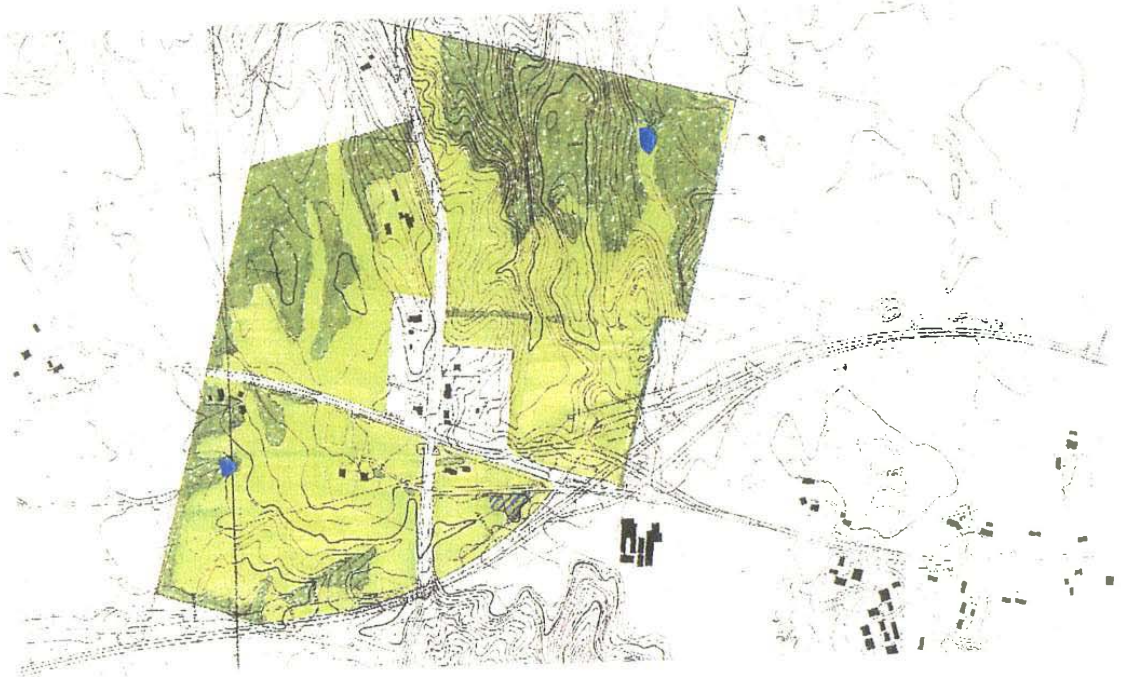
Local Context Analysis

The Severance Corners study area is the focal point of a larger region which has identified boundaries: I-89 on the west, the future Circ Highway and Sunderland stream valley to the south, and the Indian Brook stream valley on the north and east edges. The existing major road rights-of-way and the natural elevation changes due to surrounding stream valleys, make Severance Corners a natural hub for this community and region.

The site is located on the edge of a sizable bluff with an elevation change ranging from 175' to 200'. This location provides the opportunity to create a significant gateway into the GD3 and the Town of Colchester.



Major roadways and stream valleys define the boundaries of the site.



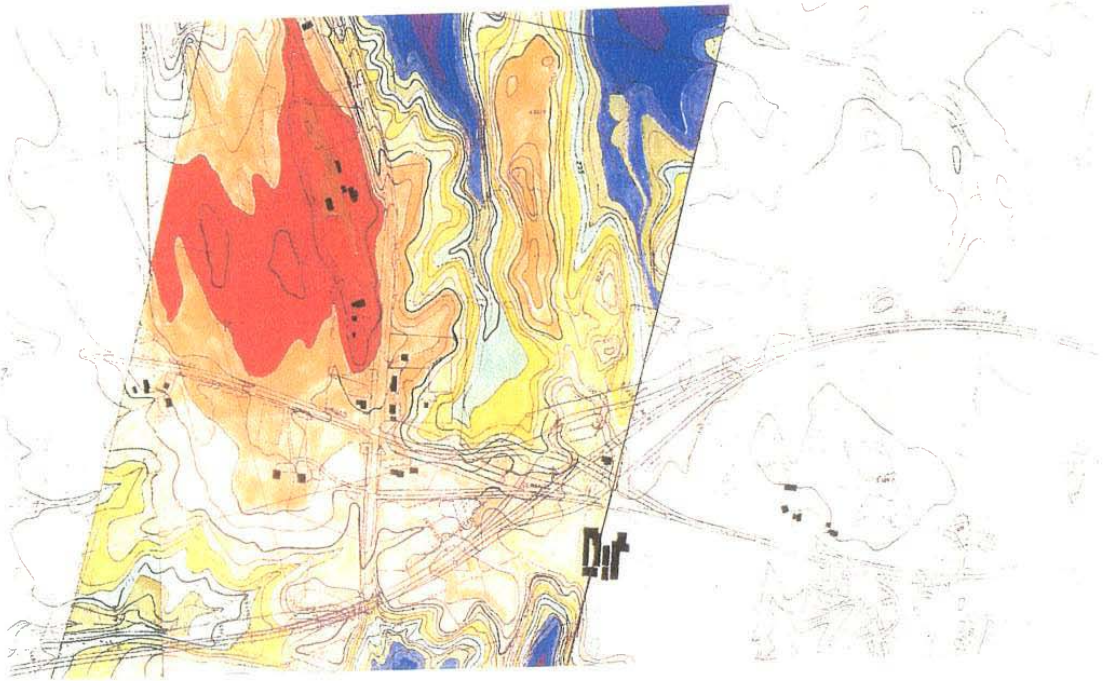
Existing Conditions

A major portion of the Severance Corners study area is relatively level and would lend itself to higher density, mixed-use development. Consistent with the greater region, there are outcroppings located throughout the property as well as significant groves of trees. Other natural assets include two ponds, both under an acre in size, and several wetland areas totaling 6.34 acres. The majority of the site is currently cultivated. However, the northern portion of the property has not been developed in recent years.

Existing development at the Route 2 & 7 and Blakely intersection includes residential and service uses. There are plans to make roadway improvements to the crossroads at the site, specifically the intersection of 2 & 7 and Blakely Road. The Circ Highway is in the planning stages and may be implemented by 2010.



Key existing elements such as rock outcroppings, rolling topography and large tree groves give the site its New England character.



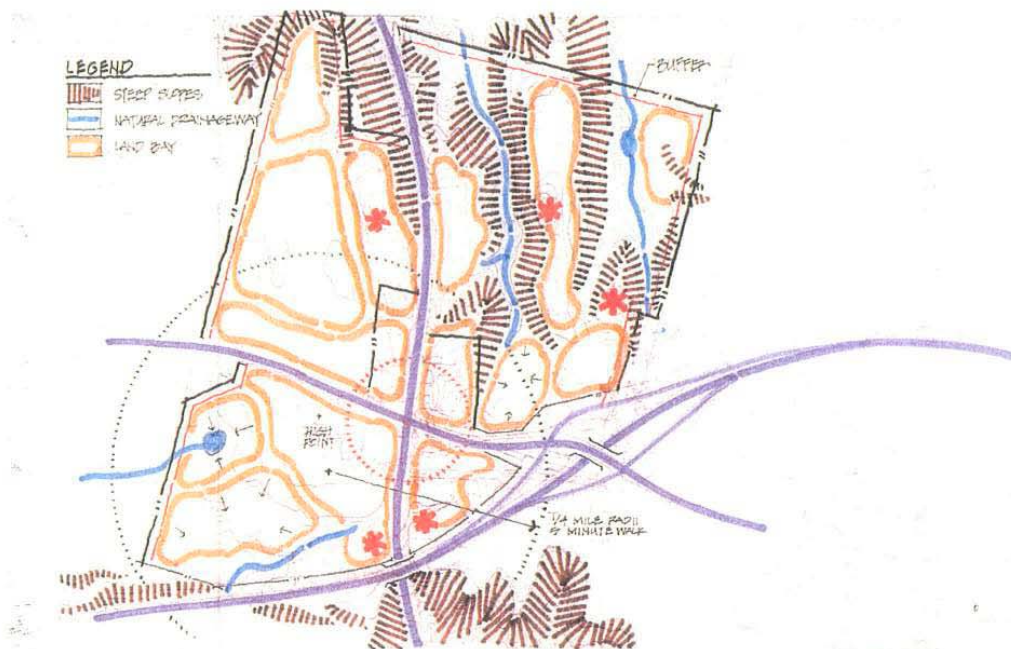
Existing Topography

The existing topography found on the site offers both significant opportunities and constraints. The highest point on the site is approximately 345 feet above sea level and the lowest point is approximately 250 feet for a range of elevation changes of 95 feet. The area adjacent to the intersection of Routes 2 & 7 and Blakely Road is a plateau which is relatively level. This area offers opportunity for the widest variety of development typologies.

The areas to the north and east of the intersection are characterized by a more rolling topography and have a majority of the steepest slopes found on the site. There are two drainage ways within this area containing several of the steep slopes. While these slopes provide development constraints, they also offer opportunity to take advantage of views and adjacencies to natural open space.



Existing topography offers both development opportunities and constraints.



Land Bays

Utilizing the summary analysis and understanding the opportunities and constraints of the study area, a system of land bays has been identified. The land bays represent an aggregate area of developable land surrounded or defined by an area of undevelopable land. Many times the undevelopable land provides opportunity for amenities. The intent of delineating land bays is to gain an understanding of the size, relationship and location of developable land within the project.

Utilizing the land bay diagram, land use patterns and alternative development strategies can be studied and utilized to understand the capacity of the property and the density of the development. Key land use elements will include:

Retail, which will require road frontage to be economically viable.

Office and commercial will also require visibility but are more flexible, while

Residential development will be more suitable and adaptable to locations with changing elevations.

Public spaces and civic buildings will be located a key focal points within the site.



Concept Development

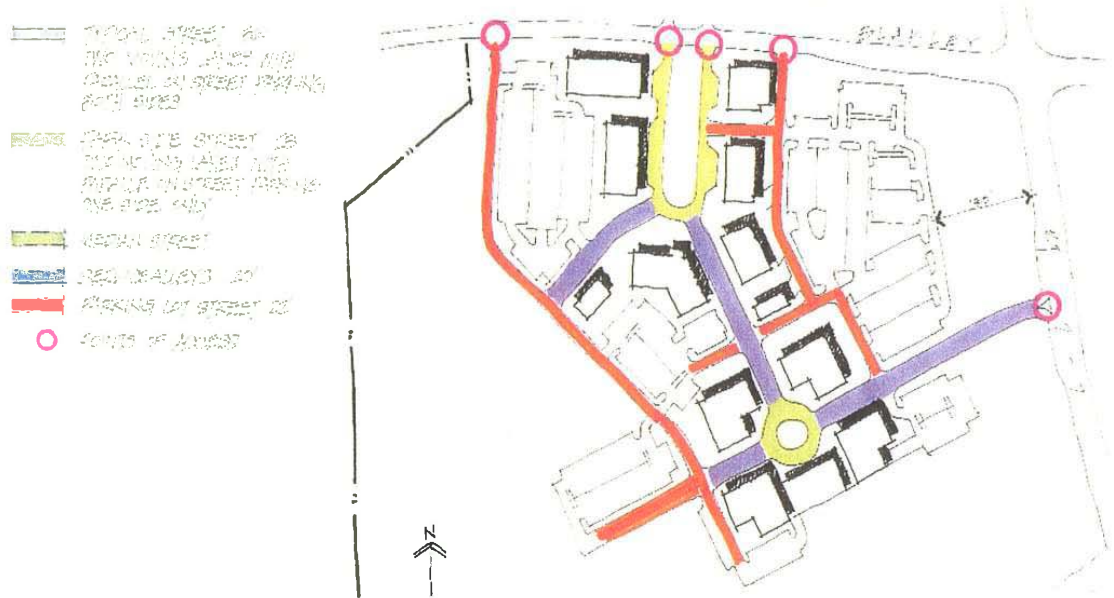
Utilizing the land bay diagram to identify developable areas, a concept diagram is developed which explores infrastructure, open space and building locations and footprints in a loose manner. Once development capacity is understood, illustrative concepts of the plan are developed exploring in greater detail issues of square footage, unit count, parking layout and open space issues.

Concept development of the Severance Corners Village Center began with the delineation of a village green linked to a series of pocket parks distributed throughout the community. These open spaces became the organizing elements that generated a story around which the plan could be built. Building location, road layout and parking responded to these open spaces reinforcing the importance of the public realm.



LAND USE DIAGRAM





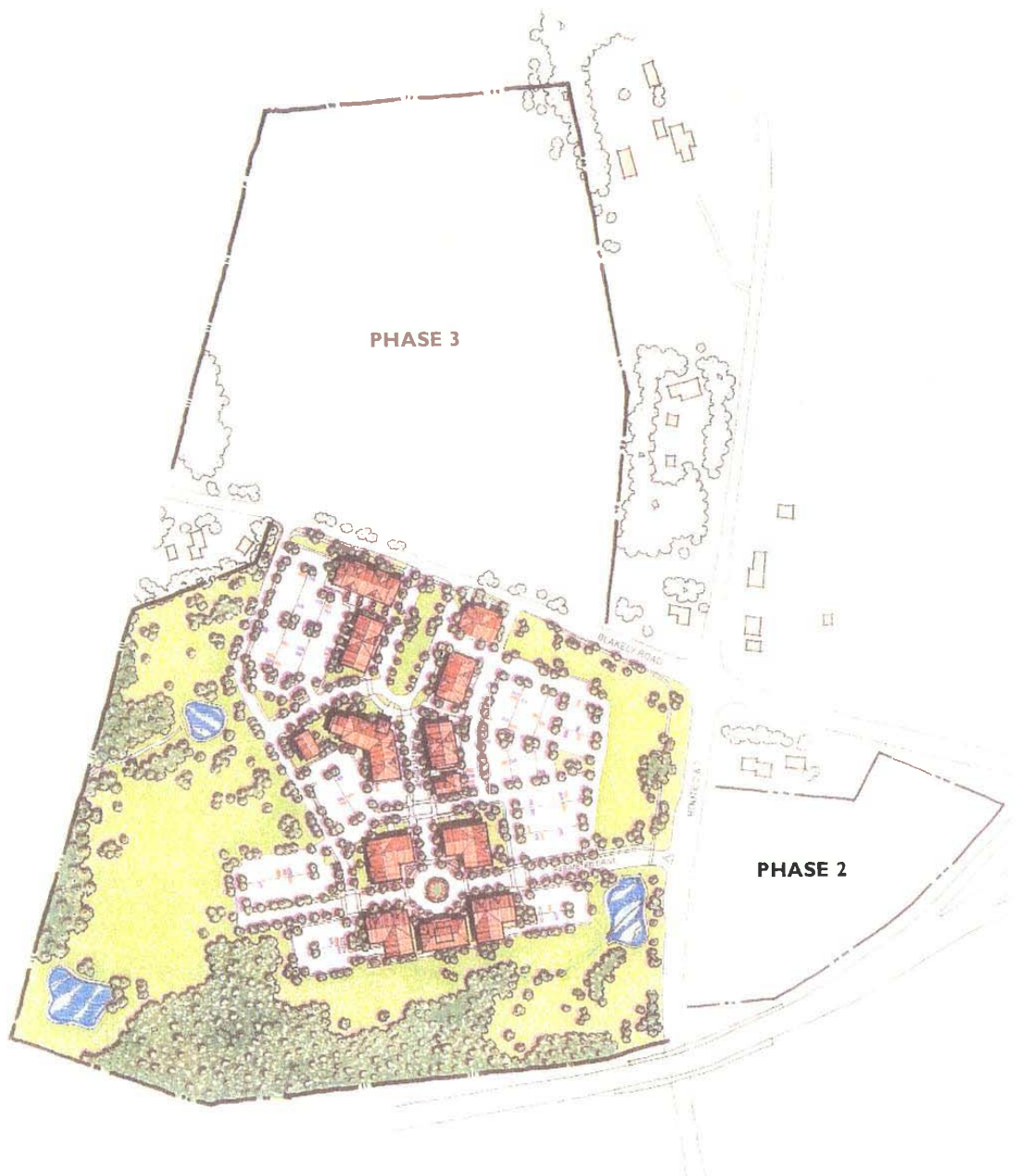
ROADWAY IDENTIFICATION DIAGRAM



PUBLIC OPEN SPACE DIAGRAM



ILLUSTRATIVE MASTER PLAN



PROPOSED PHASE ONE



PROPOSED PHASE TWO

Severance Corners, Vermont

Design Guidelines & Development Standards



Prepared by:
RTKL Associates Inc.
1250 Connecticut Avenue, NW
Washington, DC 20036

Prepared for:
Kolok Development Group, Inc.
February 2002

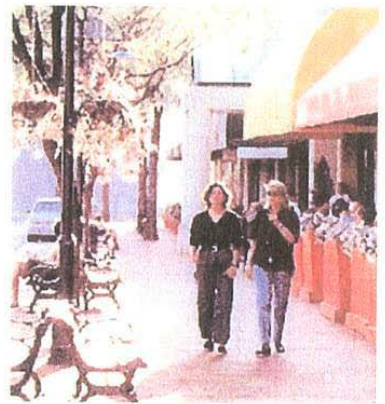
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Design Guidelines

Severance Corners has the opportunity to reinforce and refine the qualities for developing healthy communities for greater Burlington and the Town of Colchester. In order to achieve this positive sense of place, development guidelines will ensure that basic urban design principles are followed in a higher density village center context.

The guidelines begin with urban design standards which create an organized and unified community. The fundamental elements of the development regulated by these guidelines include Architecture, Streetscapes, and Open Space standards. Historically, design guidelines have focused on cosmetic issues, such as landscape improvements and architectural treatments. These issues become more effective when implemented with the appropriate comprehensive urban design principles. The Development Standards will address a range of subjects from the macro issues of the village design to the micro concerns of architectural detailing, all being important contributing factors in creating a cohesive, sustainable community development.

The Design Guidelines and Development Standards describe a general level of conformance which will govern the implementation of Severance Corners both in the pending development and future build-out and evolution. Compliance with this document does not provide exemption from required State of Vermont and the Town of Colchester requirements and approval procedures as they may be amended. If any provisions of these guidelines are more restrictive than applicable State and Town Ordinances, the provisions of these guidelines shall apply.



Design Guidelines ensure that urban design principles are implemented to create a quality pedestrian environment.

Village Design

Fundamental to the design principles governing the Master Plan of Severance Corners is the placement and relationship of key project elements including buildings, parking and roadways. The organization of architecture, streets and parking facilities determines what will become open space and public realm. A sense of place is fostered not by the buildings themselves, but by their ability to define public spaces. Equally important is the scale of these elements, which relates to their ability to welcome and engage the pedestrian realm. The following principals address critical village design issues guiding the development of Severance Corners.

Buildings located close to streets and roadways give definition to the street as a public realm, and create a comfortable sense of place for pedestrians. **Massing** and location of structures will respect and enhance the existing environment and surrounding conditions. As a goal, 75% of the ground floor should have active uses facing onto the street, contributing to the vitality of the public realm. When possible, a majority of the building facade on the ground level should be glazed with regular points of penetration (i.e. doors, windows, bays). While emphasis should be made on the transparency of the street facade, consideration, where appropriate, should also be paid to any elevation visible from public areas and circulation routes. Buildings will be placed adjacent to roadways with minimal setbacks from the curb. The **front elevations** and building entrances will face major roads. Within the community, buildings should exhibit a commitment to quality design in their approach to color, materials and massing. Architectural inspiration should draw upon local and regional styles and offer a variety of typologies distributed throughout the development contributing to a sense of diversity.

With the exception of on-street **parking**, vehicles will park behind buildings, never between buildings and the roadway curb, nor closer to the street then the abutting building elevations nearest the street.

Streets will link in an informal grid network and be part of



A sense of place is fostered not by the buildings themselves, but by their ability to define public spaces.

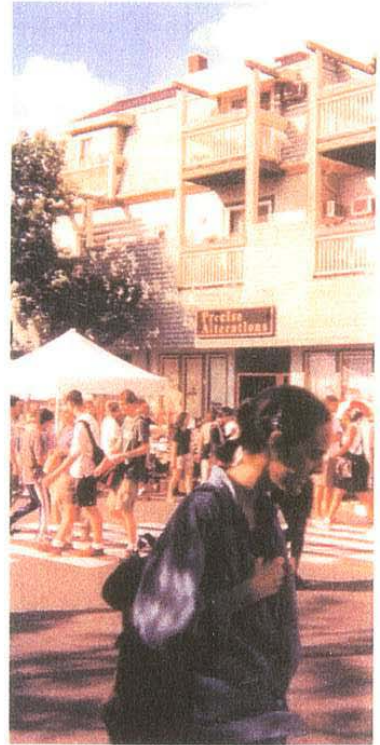
and contribute to the pedestrian system of walkways and open space amenities. Careful design treatment of streets and sidewalks is critical to creating the desired pedestrian friendly community. The **streetscape and landscaping** of public spaces will visually organize Severance Corners, linking common areas and important architectural features. Landscaping the public realm is a unique site investment that improves with age and therefore becomes an important component in ensuring long term community success.

Severance Corners will implement a street system designed to incorporate numerous **traffic calming** elements. These traffic calming measures intend to slow traffic speed to a level compatible with bicycle and pedestrian traffic while maintaining safe, easy passage for emergency response vehicles.

Mixed use development within land bays and, where appropriate within buildings, adds a sense of vitality and interest to the larger community. The development provides an opportunity to mix uses both horizontally within the site and vertically within buildings. Within the core the intent of mixing uses provides extended hours of activity, a sense of community, and reduces dependency on the automobile.

Lot sizes and geometry are designed to encourage an efficient use of land, define public greens and maintain a strong street edge. Building front, side and rear yard **setback** dimensions will be reduced from typical Colchester standards to increase the sense of spatial definition and urban community. Setback dimensions will provide adequate room for sidewalks, streetscape improvements and, where appropriate, private landscape improvements between building and sidewalk. Minimal and varying setbacks contribute to the village character of the development.

Building Heights and Massing shall vary yet respect the height and scale set by neighboring buildings. Buildings up to four stories (or a maximum of 40 feet) are acceptable. Lot coverage may be allowed up to 75% as part of a Planned Unit Development (PUD), while projects with municipal sewer shall not exceed 70% total lot coverage.



Mixed-use development adds a sense of vitality and interest to a community.

Architectural Design

Buildings must exhibit a commitment to quality of design, materials and color, respecting the regional character, natural environment and geography of New England. In addition to the standards described under *Urban Design*, architectural projects will conform to the following standards:

Each building should complement its neighbors and be sensitive to the use of materials, color and scale. The purpose is to develop standards which recognize the importance of a collective impression that will be the distinctive image of Severance Corners. The thematic constraints for architecture will be organized under the three topics of design, material and color.

Design - Look to the natural setting and heritage of the region as points of departure for design development. Diversity is an inevitable result of time and fashion and should be seen as an important hallmark of a successful mixed-use community. The issue is to select architectural design that has the integrity and resolution to be compatible with surrounding buildings and achieve an appearance that will extend beyond fashion and contribute to the village setting and sense of timelessness and sustainability.

Materials - Again look to the local character for material references. The use of architectural materials shall be limited to one or two elements for the major portion of the building. Brick, cement fiberboards, and wood are all appropriate, contextual materials.

Color - The primary building colors utilized shall be earth tones and colors found in the local landscape. Accent colors (brighter hues and values) may be used to complement the building color(s) and may be applied to window mullions, cornices and other architectural elements.



Buildings in Severance Corners shall exhibit a commitment to quality of design, materials and color.

Additional guidelines and standards for architectural features are as follows:

Architectural Massing - Buildings will exhibit variety in their massing, projections and recesses while maintaining a human scale which is comfortable for the pedestrian. Where appropriate, asymmetry in design is encouraged to provide visual interest. Visual vitality and architectural diversity will further be achieved through the use of elements such as balconies, porches, turrets, dormers, bays and areaways. At the same time, shared common elements will be utilized to unify the overall design.



Building Heights - Proposed structures will be respectful of adjacent structures while allowing variety and interruptions in **roof forms** and skyline treatment that will enhance the sense of pedestrian scale and visual interests while screening mechanical equipment. The multi-floor buildings increase the density of the Village Center as well as contributing to a sense of visual hierarchy which has historically marked New England town centers.



Side and Rear Elevations - All elevations will have the same design elements and materials as the street façade. However, the primary street façade will maintain a hierarchy and contain the main building entrance. Buildings that face more than one street will maintain the same architectural treatment, design, materials, and colors compatible to the front façade.

Building Orientation - Buildings should be oriented with the main building entrance on to the primary street. Corner lot buildings should choose to orient towards one street, but may shift in their location and angle to give a more irregular sense of place reminiscent of the village character. Secondary entrances should serve the side and rear elevations, parking and rear yards.

Buildings shall exhibit variety in massing, roof forms, and window openings providing visual interest and community character.

Window Openings - Window openings help to create a friendly environment and are critical in establishing a building's architectural character and proportions. Windows should be encouraged on all elevations, including those facing parking and service areas, when feasible. All street level exterior windows

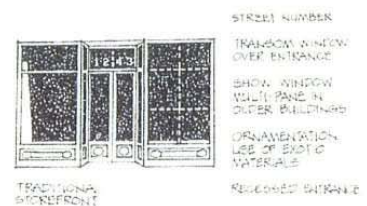
will use clear glass. Highly reflective glass will be discouraged and window proportions above the first floor shall have vertical proportions equal to 1.5:1 to 2:1.

Storefronts - Should be contained within an architectural framework of the larger building and should respect these design conditions. Each storefront within a building should compliment the character of its neighbors, contributing to the distinctive image of the greater whole.

Mechanical/Electrical Equipment - Rooftop and building mounted equipment should be screened from view in a manner that is architecturally compatible with the building design. Antennas, towers or satellite dishes of any kind should not be erected without prior approval from the Design Review Committee. All roof mounted mechanical equipment and duct work which projects vertically more than 1.5 feet above the roof or roof parapet will be screened by a permanent enclosure that uses materials, design and color that are consistent with the building.

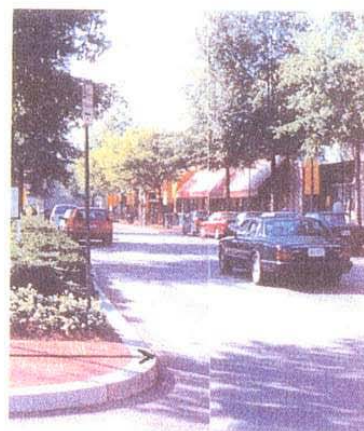
Service Areas - Dumpsters and loading areas should be located away from major streets towards a rear yard and be screened from view from adjacent roadways, sidewalks and trails using either dense evergreen landscape materials or masonry and wood frame walls, 6' to 8' high, matching the adjacent architecture.

Typologies - Buildings are designed to be sub-divided into component variations that may address both the collective and the individual potential client. They must be flexible enough to accommodate a mixed-use, multiple tenant potential which is common in the diversity found in local small towns that have developed over time. Thus, a variety of building typologies are proposed within Severance Corners. Selecting the appropriate type will depend on location, use and density requirements. The building typologies suggested for the village are described within the following pages. They are defined by density and use, and are designed to be flexible. While architectural style is left to the individual project, the design should maintain a scale and character appropriate to a mixed-



Street Design

The design approach will shift the emphasis from accommodating vehicular traffic to encouraging pedestrian movement. The automobile, with appropriate traffic calming initiatives (narrower streets, on-street parking, clearly defined sidewalks and special paving at critical locations), can be compatible with, and contribute to, a pedestrian friendly environment. Streets will be interconnected to distribute traffic evenly throughout the community. Private streets, which may be incorporated, will be maintained by Severance Corners development. The street framework will support a wide range of land uses, and create a public infrastructure that encourages pedestrian activity, street life, and a sense of community and place.



Streets can contribute to a public infrastructure that encourages pedestrian activity and a sense of community.

Street Standards

Ownership of Streets - The prime issue is to create streets that have traffic calming measures that are pedestrian friendly and provide a sense of place. Responsibility and ownership of the roads is flexible.

Either the developer or the City of Colchester may own some or all of the roads. Ownership is a decision that will be negotiated.

Turning Radii - Intersection and entrance drive radii dimensions associated with the public and private streets will be kept to minimum sizes to reduce traffic speed and make pedestrian crossings less daunting. Design speeds will be 20 to 25 mph for secondary streets.

Curb Radii - Design speeds of 20-mph require a curb radius of 15 feet for intersections with secondary and private streets. Connections to collector roads may require curb radii of up to 25 feet.

Alleys - Will occur primarily within residential blocks providing alternatives to driveway interruptions and garage doors facing the street creating a suburban edge. Alleys minimize the hazards of vehicles moving across sidewalks. Alleys will be private streets.

Curb Cuts - Are the entrances and driveways that interrupt the street curb line and will follow the standards of the Town of Colchester. The Severance Corners Master Plan minimizes curb cuts through the use of shared entrances and alleys that separate driveway traffic from street traffic. Fewer curb cuts also improve traffic safety.

On-Street Parking - Throughout the community, on-street parking will help reduce parking lot and garage sizes and have a calming effect on roadway traffic. On-street parking also enhances the sidewalk environment for pedestrians by providing a buffer between pedestrians and moving cars. Informal parking refers to on-street parking permitted along residential streets, but not designated or marked. Formal parking refers to parking that is marked, signed or otherwise clearly designated.

Two-way Traffic - All streets will accommodate two-way traffic with the exception of the one-way loop road around the Village Green.

Bicyclists - In order to best accommodate both cyclists and pedestrians, the Master Plan for Severance Corners Village Center emphasizes street design that alters its orientation from an auto-only to pedestrian friendly, multi-modal environment that stimulates community, personal interaction as well as safe travel. The best examples of such successful neighborhood streets are those that encourage people to walk and ride bikes to access local destinations. This will be accomplished in Severance Corners Village Center through narrower roadways and travel lanes, shorter blocks, terminating vistas, a grid network of streets with multiple connections and ample streetscape amenities. These design elements, all of which have been incorporated into the Master Plan, calm motorized traffic which is key to providing a safe environment for pedestrian oriented street activity including biking.

To further encourage biking as an alternative means of transport, parking areas and devices will be provided throughout the Village Center. Also, an 8' wide pathway will be provide along the south side of Blakely within the urban traffic calming zone to accommodate bicycle traffic.

Fire Access

It has been demonstrated in multiple studies that “a connected network of narrower streets provides greater overall public safety.” Thus, the plan put forth for the Severance Corners Village Center demonstrates a comprehensive balanced approach to public safety and emergency access and response concerns in the following ways:

Multiple access points into the Village Center from both Blakely Road and Routes 2 & 7.

Interconnected network of streets providing multiple access routes.

Narrower streets with on-street parking which will encourage slower travel speeds increasing pedestrian safety.

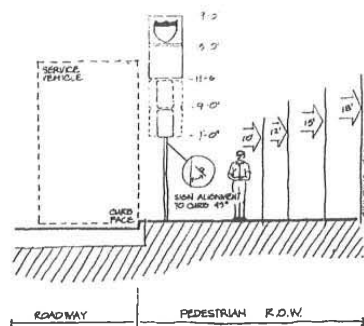
Building layouts provide full emergency access to at least one long side of each structure. Adjacent emergency lanes, which occur within the street system and parking lots, are within 20' of the building. On-street parking has been removed from along emergency access routes to provide unobstructed building access.

Hydrants have been located to provide for minimum hose runs to each building.

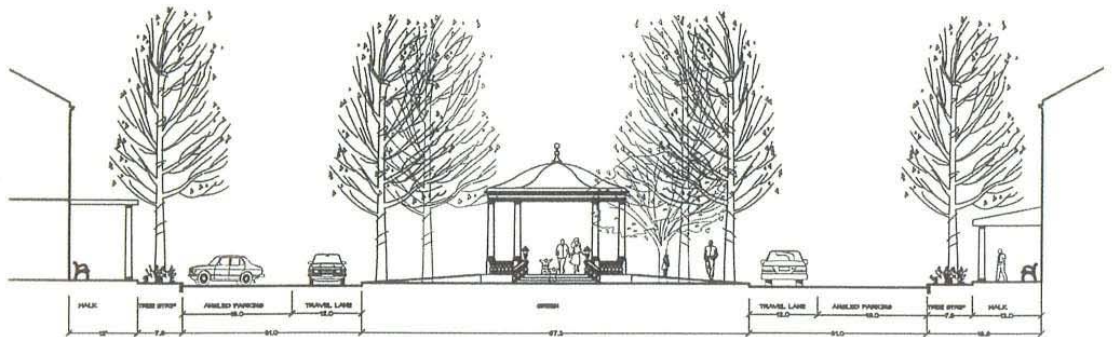
Street Typologies

Street profiles examine the dimensions and design of elements within the street right-of-way including the roadway, on-street parking, and setbacks. Setbacks refers to the dimension between the face of the curb and the face of the various elements within the right-of-way. Building setbacks for Severance Corners have been reduced from typical Colchester standards to increase the sense of enclosure and give stronger definition to the public realm.

Setbacks are reflected on the site plan document. The following sections illustrate the relationships between the buildings and the streets.

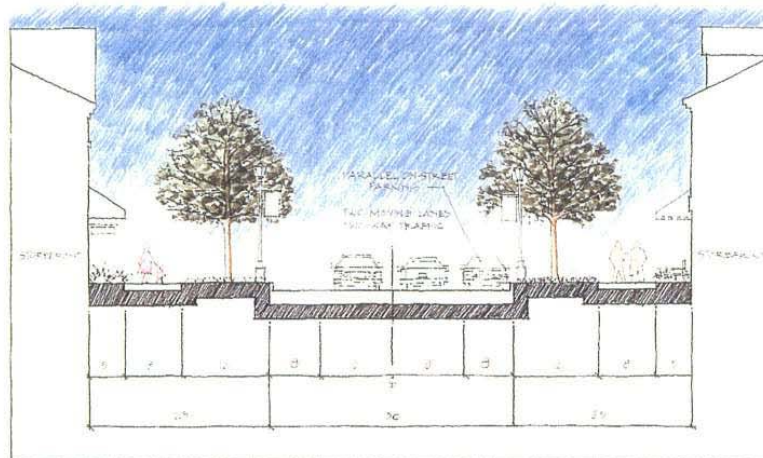


Setbacks refers to dimensions between the face of the curb and objects within the right-of-way.



Village Green Drive

- Bldg to ROW - 22-28 feet (varies with location of angled parking)
- ROW - 20 feet (one one-way travel lane and parking maneuvering space)
- Center Green - 68 feet
- Total ROW including Green - 108 feet**



Typical Retail Street

- Bldg to ROW - 25 feet
- ROW - 36 feet (two travel lanes and on-street parking)

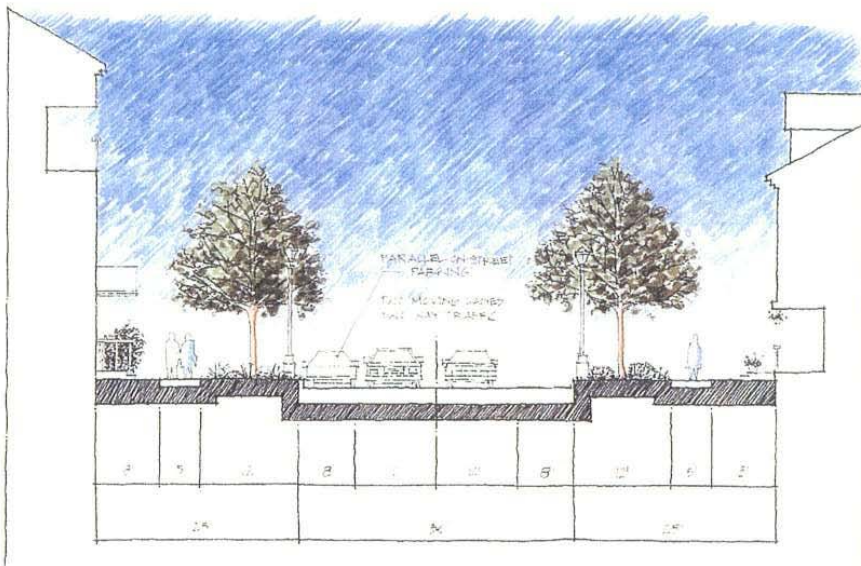


Street with Parking Edge

Parking to ROW - 25 feet

Bldg to ROW - 15 feet

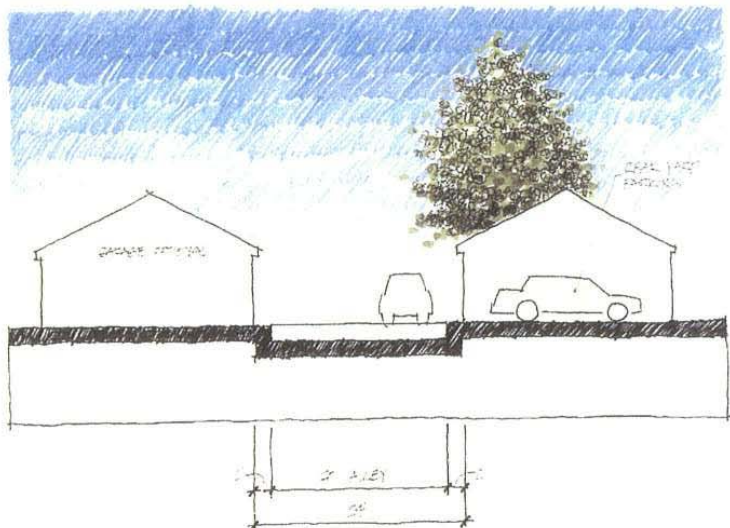
ROW - 34feet (two travel lanes and on-street parking)



Typical Residential Street

Bldg to ROW - 25 feet

ROW - 36 feet (two travel lanes and on-street parking)



Alley

Bldg to ROW - 2 feet
 ROW - 20 feet (two travel lanes)

Streetscape Design

The implementation of a continuous streetscape is vital to the visual organization and unification of Severance Corners, linking public areas and architectural features.

The following streetscape guidelines address improvements between the street and the right-of-way line including sidewalk treatment, landscaping, lighting, utilities, signs, and other design items. Through simple improvements and organization, this relatively narrow area can improve the quality of the pedestrian experience and enliven the community.

Walkways - Standards for public sidewalks and internal pedestrian circulation systems that can provide pedestrian access as well as pedestrian safety, shelter, and convenience within the center grounds. Sidewalks shall be at least 5 feet in width and provided along all sides of the lot that abuts a public street. Continuous internal pedestrian walkways, no less than 5 feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all buildings on the site. At a minimum, walkways, shall all connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that includes trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50 percent of its length.

Sidewalks shall be no less than 5 feet in width and shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Such sidewalks shall be located at least six (6) feet from the façade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the façade.

Internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as concrete pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Pedestrian facilities shall be maintained year round.



Through simple improvements, the streetscape design can visually organize and unify Severance Corners.

Street Trees - Both sides of a street should contain street trees occurring in a continuous and regimented fashion (placed 44' to 60' on center). Canopy trees should be placed between the sidewalk and curb in a 6' wide planting zone. Only high canopy trees should be used to improve visibility, security and ease of maintenance. Once established, trees should be limbed to about 12-15' above grade. Avoid using flowering trees with low branching habits and evergreens within the right-of-way.

Streetscape Furniture - The whole of Severance Corners should have consistent streetscape furniture, including, but not limited to, benches, trash baskets, newspaper dispensers, kiosks and telephones. Elements should be strong and durable, as quality will provide savings over the life expectancy of cheaper fixtures. A single color theme and type will be adopted for all streetscape fixtures and furniture. Specific styles of streetscape furniture shall be submitted for approval prior to site plan application.

Special Amenities - Special paving materials, sculptures, water features, banners and flags can be used for visual interest and to create memorable images.

Walls, Fencing and Screening - Where parking and rear yards occur along the parkways, walls, fencing and screening shall be encouraged. Fencing of wood, forged iron, steel or aluminum (painted black) shall be consistent in design and materials, as a unifying element throughout the area. Permanent chain link fencing is prohibited.

Lighting

A single family of lighting fixture and pole design will be utilized throughout Severance Corners. Uniformity of fixture and pole design, color and compatibility with other site furniture elements will help organize the landscape setting. This contributes to the sense of a quality environment in addition to providing a sense of security. (See Addendum A for Proposed Lighting Specifications)

Street Lights - Refers to light fixtures located along typical roadways, at intersections and within parking lots. Street lighting shall be provided on poles with a mounting height not greater than 20' and a 1:3 light ratio in parking areas and



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alleyways.

Pedestrian Lights - Pedestrian lighting refers to light fixtures located along sidewalks, pedestrian areas, special open space and the Village Green. Pole mounted fixtures shall be not greater than 16' high and stationed at intervals of 40' to 60'. Fixtures shall be less than 3 footcandles with a light ratio not to exceed 1:3.

Ambient Lighting - Additional night-time interest and illumination shall be provided by ambient lighting. However, uplighting shall be kept to a minimum to reduce effects of light pollution.

Foot Candles - All outdoor lighting will not exceed the 3 footcandle limit. The majority of outdoor lighting within Severance Corners Village Center will be the pedestrian scale light. The 20' pole mounted fixture is to be used at key traffic intersections and in the parking lots. The intersections require a higher lighting level (4 foot candle max.) for safety. The parking lots will have the 20' fixture to reduce the number of poles required.

Open Space

Severance Corners will include a green infrastructure of managed and natural areas, and provide an appropriate and continuous landscape setting accessible to the whole community. The public space becomes an overarching organizational element for the community. A goal of the development is to provide green spaces and recreational amenities in a broad range of landscape settings, such as retail streets with landscaped sidewalks, a formal village green with pedestrian amenities, pocket parks, plazas, patios, and natural areas with walking trails. Where appropriate, portions of existing vegetation will be preserved and incorporated into the development. This green infrastructure of managed and natural areas of will provide an appropriate and continuous landscape setting that shall be a basis of the village Master Plan. The plan includes the following components:

Village Green - Central to the village, the green will accommodate community wide events as well as more informal recreation activities.

Pocket Parks and Plazas - These public spaces can host a variety of activities that enhance the sense of community. They also play a role in enhancing neighborhood interaction by providing exterior gathering spaces for chance and informal social interaction.

Landscaped Streets, Sidewalks and Trails - Various informal parks and open spaces will be linked within the community through landscaped streets, sidewalks and trails encouraging pedestrian activity. Streetscape improvements are envisioned as a critical part of the community's open space contributing to the public realm and the overall sense of place.

Nature Areas - Existing vegetation and rolling topography are important assets that provide relief to the continuum of development. Where feasible, areas of existing vegetation will be preserved and left in tact and provide for other forms of recreation activity from walking to hiking to picnicking.

Designated Recreational Area - Cultivated open space on the site has been marked for more organized recreation. It also draws people to the Village Center and fosters a sense of community.



Public open spaces provide settings for communal activity acting as overarching organizational elements.

Landscape Design

Landscaping is one of the rare site investments that improves with age and is therefore an important component in ensuring the long-term viability of Severance Corners as a community. Landscaping should be utilized extensively in the open spaces to add softness, texture and color to the hard surfaced public areas. Dominant plant materials should be used throughout the areas as a unifying element of the overall plan. As part of a Planned Unit Development, the Planning Commission shall establish a minimum amount to be spent by the developer on landscaping, not to exceed 3% of total development costs.

Three basic rules apply to all landscaping:

Keep the design simple — Landscaping should emphasize simplicity of design. Quality and durability are much easier to achieve with simple, straightforward designs.

Use quality materials — Quality materials age well, stand up to abuse and have a comparatively long life expectancy.

Provide easily maintained installations — The best design, implemented with quality materials, is ineffective if it is not maintained.

The following items should be considered in the landscape design of Severance Corners:

Color and Specimen Material - To be efficient, color and specimen material must be used generously in a few key locations. Selecting a few highly visible locations is more effective than sprinkling color in small patches over the total site.

Massing and Grouping of Plant Material - Large groupings of a single species is preferred to planting a large area with numerous species. Trees and shrubbery should be respectful of the surrounding scale of both street and building dimensions.

Maintenance Edges - Maintenance edges provide an important sense of orderliness. Lawn areas should be separated from landscaped beds with edging such as concrete walks, steel edging or curbing.



Landscaping should emphasize simplicity of design and quality of materials.

Security and Surveillance - Plant material should be confined to 36" and lower, and tree canopy (tree limbs and leaves) should begin at 12' and above to allow for visual surveillance and a sense of security.

Landscape Materials

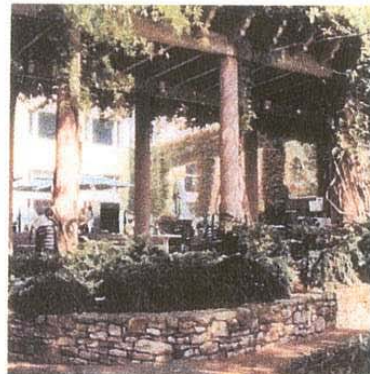
The following guidelines shall apply to the major categories of landscape materials in order to create the desired visual harmony among the individual development sites. All plant material shall be selected from varieties visually compatible with, or directly from, the native vegetation, and shall be free of messy fruits and seeds. Species with chronic diseases, pest problems and/or structural weaknesses shall be avoided. (See Addendum B for Proposed Planting Options)

Deciduous Shrubs - Should be used as accents to create seasonal color interest. Due to their informal appearance, they should not be used in high image areas where a manicured formal presentation is desired instead they should be maintained with a "natural" growth habitat. The maximum preferred size is 3'-4' in height.

Edging Material - Plant bed edging, mowing strips or other edging materials are encouraged. Acceptable materials include steel (black), concrete, stone and brick.

Evergreen Shrubs - Shall be selected from varieties of winter-hardy shrubs commonly found in the mid-Atlantic region. They may be used where a low-level screen or hedge is desired, such as parking lots, sidewalks or as mass plantings in the landscape; they may also be used as effective erosion prevention ground covers on slopes. The minimum preferred size is 18"-24" spread.

Evergreen Trees - Shall be used in strategic locations, and designed into group plantings to enhance "winter" seasonal interest, screen objectionable views of service areas and parking, and act as a backdrop for ornamental (flowering) trees. Evergreen trees shall be selected from species native to the area or similar in appearance. The minimum preferred size is 8'- 10' in height.



Landscaping is a unique site investment that improves with age contributing to an image of stability.

Indigenous Plant Material - Indigenous plant material shall comprise a significant portion of all new landscape improvements.

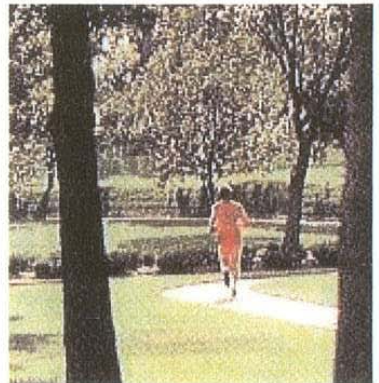
Ornamental Trees - Normally 12' to 25' tall at maturity, ornamental trees should be planted for accents and visual emphasis. The flowering habits of ornamental trees are very effective in providing seasonal visual variety.

Streetscape & Canopy Trees - Used between the building zone and the street edge, streetscape and canopy trees shall be major deciduous trees. They may be located either within sidewalk planters or in planting zones between the sidewalk and curb. Canopy trees shall be used in parking islands and lawn areas, where they do not interfere with the design intent. Preservation of existing healthy trees and plant materials on a site should be a major consideration in the planning of new parking areas, and should be retained wherever possible. Parking standards may be adjusted by the Planning Commission where existing trees and plant material are retained within the proposed parking areas. In the interest of security, trees should be free of limbs between 3' and 12' above grade. The minimum preferred size is 3"-3 1/2 caliper.

Turf - Lawns and other turf zones within the street rights-of-way and other development areas may be seeded, or planted with sod as an optional substitute. A standard turf shall be established for the entire project, which may be modified by the Design Review Committee. Where sod is employed, it shall be of a quality meeting the certification requirements.

Landscaping Practices

Planting practices should be standardized. All plants should be nursery grown in accordance with the highest standards of horticultural practices, and under climactic conditions similar to those of the surrounding region. Plants shall be typical of their species or variety with normal growth habits. Plants shall be disease-free and have healthy, well-developed root systems. All plants shall conform to the *American Standard for Nursery Stock* as published by the American Association of Nurserymen.



Green space landscape maintenance in Severance Corners will be prescribed for both individual landowners and the Owner's Association in the Declaration of Protective Covenants. Development Associations shall be responsible for executing a landscape maintenance program for landscape areas within their personal site. The program shall include:

Pruning trees and shrubs to maintain an attractive shape, removing dead branches and providing adequate clearance for vehicles and pedestrians.

Replacing dead and disfigured plant material immediately with equivalent plants.

Fertilizing, mulching, watering and weeding plant beds. Applying insecticides and fungicides as necessary to maintain plant vigor and appearance.

Water, mow and maintain lawn areas in a dense, weed-free condition.

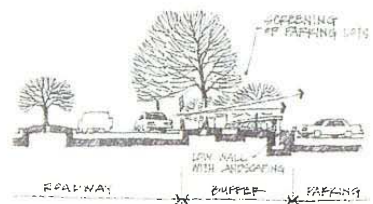
Parking Lots

Severance Corners will provide adequate parking without sacrificing the ambiance of the public realm and pedestrian-scaled setting. The location of parking and its design treatment are planned to reduce the visual impact of parking in the public realm and wherever possible, lots shall be located behind buildings and adequately screened. It should reduce the visual dominance of automobiles and be aesthetically compatible and sensitive to the built and natural environment. This design approach can be achieved utilizing the following elements:

Surface Parking Cells - Large parking lots shall be divided into smaller, visually contained areas through the use of perimeter landscaping that will provide views and pedestrian ambiance. Vast expanses of uninterrupted pavement should be avoided because of their visual impacts, water run-off problems and heat build-up. The typical size of a parking cell should range from 80 to 120 cars (for example, two double loaded isles, with 25 cars per side, equal 100 cars.)

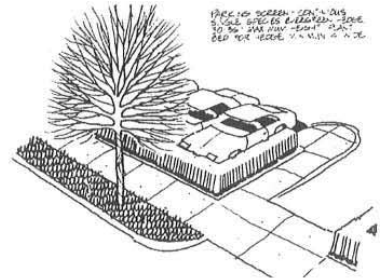
Shared Parking - The truly integrated mix of uses within the Village Center allows for a reduction in parking area provided through shared parking. Thus a 15% shared parking reduction has been utilized in calculating parking requirements.

Landscaping - Parking lot landscaping should be simple in design and easy to maintain. Hearty canopy trees, low evergreens and ground cover will achieve the required results. Planting areas should be a minimum of 6' or 8' wide. Canopy trees should be of a variety that allows pruning from 12' to 15' above grade. Trees utilized should be able to withstand summer heat rising from paving. Planting areas will be concentrated where they will have the greatest visual and formal impact. Planting islands large enough for trees and low shrubs should be located at the ends of parking rows, frequently within long rows and between opposing rows. Additional sidewalks and pedestrian circulation shall also be provided within landscaped islands. Glare from automobile headlights within parking areas should not adversely impact adjacent land uses. Planting buffers or other appropriate solutions are therefore encouraged.



Screening, lighting and paving are all elements that can help parking areas contribute positively to the public realm.

Security - An important consideration in landscaping a parking lot is maintaining a "view horizon" located between 3' and 12' above grade which should be kept free of landscape material to allow for surveillance. The location of low flowering trees and evergreens with low branching habits should be considered with regard to important surveillance corridors.



Screening of bumpers and wheels, while allowing surveillance of parking lot.

Lighting - Parking lot lighting should provide adequate illumination for security. Generally, a few taller fixtures (20' maximum height) are preferred to many smaller poles. The pole and fixture shall be coordinated with the design and color chosen for pedestrian fixtures throughout the development. Lighting will not exceed the Town regulation limit of 3 footcandles.

Paving - Either bituminous or concrete parking is required for all drives and parking lots. Masonry pavers are an optional, decorative opportunity. Dirt, gravel and other unpaved surfaces are inappropriate.

Concrete Curbs and Striping - Concrete curbs, 6" to 8" high, will be required for all drives and parking lots. The use of timber wheel stops and asphalt for curbing will not be allowed because of appearance, short life span and vulnerability to trucks. Striping will be required to identify all parking spaces.

Screening - Parking lots will have adequate screening. A low wall or evergreen edge (maximum 30" height) will screen bumpers, wheels and paving, while allowing for surveillance. Screening could also be effectively used between parking lots and buildings. Berming alone should be discouraged.

Signage Standards

A sign has two primary functions: to identify a business or place and/or to provide direction. Sensitive design and appropriate placement of signs contributes to a community's image and facilitates easy travel across streets and sidewalks. To successfully achieve this purpose, a sign must be eye-catching without being offensive. All signs in Severance Corners shall adhere to the following principles:

Materials - Materials will be architectural in character and compatible with the advertised business, and should be durable, weather resistant and maintained in good repair. Fabrication and installation of all signs should be by qualified and experienced mechanics. All electrical elements, such as wires, conduit, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed from view. Lettering should be printed in known or recognizable styles, and correctly executed. Moving signs or devices of any types should not be permitted.

Freestanding Signs

Design of freestanding signs should be simple and architecturally pleasing in appearance, continuing the design theme of the adjoining architecture. If improperly located or out of scale with a building, these signs can cheapen the appearance of the establishment and lower the standards for surrounding developments. There should be ample dimension, length and thickness to give the appearance of solidity. However, signs should not exceed 32 square feet in size (each side). This area should include the base of the sign unless the sign is pole mounted. Signs should sit on grade or be attached to a singular base which does not exceed 10' in height. Complicated shapes and silhouettes should be avoided.

Sign Location - Signs should be in proximity to the main vehicular entrance. The sign should not project over public property.

Illumination - All signs should be externally lit, if lighted at all, as appropriate to the setting and as permitted by the zoning ordinance. Light sources should be shielded from street level view.



Sensitive design and appropriate placement of signs contributes to the overall image of a community.

Height and Size - Signs may vary in height and size, reflective of traffic speed and volume, but lower profile or ground level signs are preferred and should be used whenever possible. Height and size of signs should be limited and not exceed 12'.

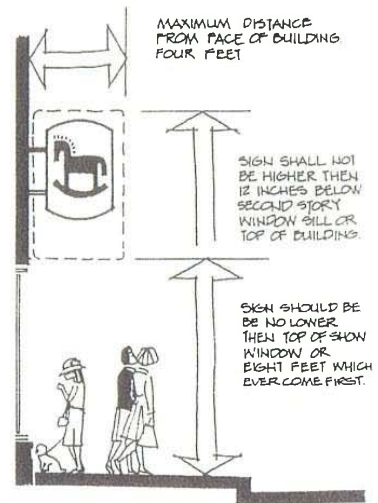
Sign Copy and Message - Information should be limited to the name of the business or place and other pertinent information related to the bona-fide business conducted on the premises. Advertising by material or product manufacturers and suppliers should not be permitted on any exterior sign except as the primary identification for the place of business. The sign should not be used for franchised product advertising. Simplicity is the key to legibility and elegance. Bold, simple lettering styles and the use of recognized symbols are most effective. Symbols and graphic shorthand can express more concisely the ideas which signs seek to communicate.

Building Mounted Signs

If improperly located or out of scale with a building, building-mounted signs can cheapen the appearance of the establishment and lower the standards for surrounding developments. Signs and graphics should not dominate a building's architectural appearance. The dominant design element of any sign should be the name of the business being identified, not the logo or name of any product or products being distributed or sold. All signs should be externally lit, if lighted at all, and light sources should be shielded from street level view. Signs should not be higher than 12" below the second story window sill or top of one story building.

Location - Storefront sign locations should be monitored. Retail storefront signs should be prohibited on the fronts of buildings above the ground floor level, a sign should not be lower than top of storefront windows or 8' above sidewalk grade. Building signs should not be permitted on the roof or project above the vertical wall area of the facade.

Projecting Signs - Projecting signs can add vitality to the visual environment if they are in scale with the pedestrian.



Signs should contribute to the architectural aesthetic of a building, not overpower it.

There should be only one projecting sign per shop and it should not exceed 12 square feet in area. They should not be located any higher than 12' or lower than 8' above grade, and should not project more than 4' from the building face. A sign attached to a building facade should not project above the wall area of the facade.

Flat Signs - Flat signs should be placed parallel to the face of the building and not project beyond the primary surface of the building.

Size - Signs should be in proportion to the storefront and the building facade as a whole. Signs should never be allowed to obscure or overwhelm the basic architectural character of the building. (A ratio of 1.5 square feet of sign area for each linear foot of building frontage or 10 percent of wall area is a good rule of thumb in determining total sign areas.)

Color - Signs should generally be limited to no more than three colors. Bright colors are entirely appropriate for signs, but the use of too many colors is distracting and should be avoided.

Awning Signs - Lettering and symbols, or designs painted or sewn onto awnings will be permitted.

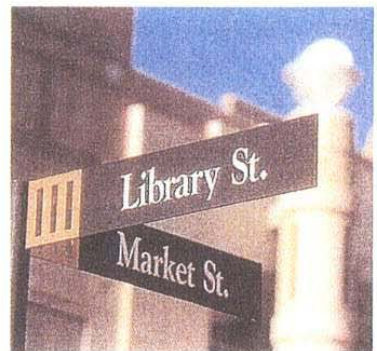
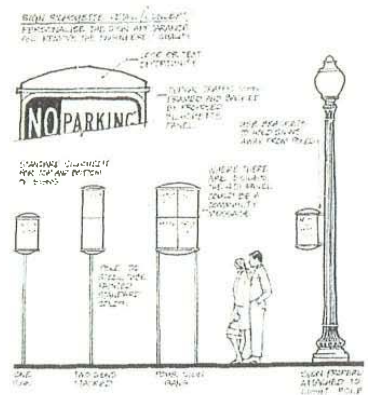
Number - There should only be one sign for the front facade and one smaller sign for commercial uses with entrances from a side or rear elevation.

Public Signs

Street signage and public directional signage should be kept at a human scale and mounted on standards of uniform design throughout the area.

Placement - Signs should be standardized by location and be placed far enough from the curb to prevent damage from cars and trucks. Signs should be placed so that they are not visual or maintenance obstacles.

Number - Where possible, the number of signs and



Public Signs

sign-posts should be reduced and consolidated by pairing and grouping signs. Freestanding signage should be limited to one per roadway entrance.

Poles - All signage shall have simple square or round straight steel poles (2" to 4" width, depending on height). The poles should be painted to match the color adopted for street furniture in Severance Corners. Signs must be attached to sign posts. If signs are to be attached to lamp poles, a bracket shall be used, which projects the sign away from the post. Signs shall not be bolted directly to lamp posts.

Banners and Flags

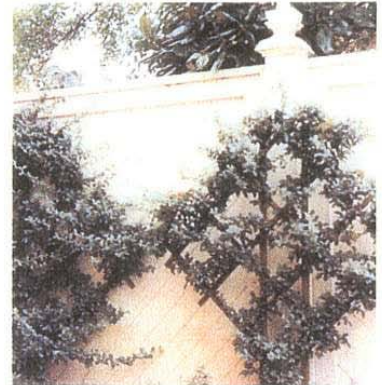
All flags, other than State, National and Canadian flags, as well as banners may be considered signage. However, non-commercial uses, including seasonal, holiday, special events and functions shall not require a permit for display. Commercial and advertising flags and banners which note vendors, products, services and the like will require submission to the zoning administrator for approval.

Signage Standards - Signage standards should be developed to distinguish corridor signs from the ordinary utilitarian appearance of public signs. Developing a pleasing silhouette for standard sign faces will soften the sign profile and provide a distinctive quality.

All signage will be reviewed by the Planning Commission and Zoning Board to determine conformance with these concepts.

Screening

The goal of screening is to visually integrate and, where necessary, screen those elements that, though essential, can become unsightly. There are components to any development that should be screened from public view. A majority of these elements, such as services and utility functions, can be hidden through a selective location out of easy view by the visitor. The objective is to locate an element where the fewest number of people see it for the least amount of time. Relocation of the object to an area out of the public's view should be the first preference, especially for service and utility elements that are visible from the standard streets. Elements such as dumpsters, services and storage units should not be seen from the public realm. Thus, transformers and stormwater facilities should not be prominently located.



Visually integrating service elements into the public environment is the goal of screening.

There are, however, elements and activities which are necessarily located in the public area. Visually integrating and meshing the service or utility component into the public environment is the goal of screening, not hiding or camouflaging the element. For example, the additional attention created by trying to conceal an electrical transformer may be worse than the unscreened appearance. Screening is a last resort, but a very functional resolution when appropriate.

Full Screening - Areas where, if exposed, would require constant maintenance should have full screening. Screening design and durability are important. Solutions such as chain link or wooden fencing may be inappropriate if they will fall into disrepair. Dumpsters require full screening when the refuse is unsightly and soils the dumpster itself (i.e. restaurants). Full screening, however, should be designed to require little maintenance, and be compatible with architectural and site development themes.

Partial Screening - The introduction of landscape and design elements as partial screening provides a setting and sense of upkeep without the necessity of fully hiding the element or activity. Partial screening serves the same purpose as foundation planting around a building -- it provides a setting and visually anchors elements to the ground plane.

Low Screens - The most effective treatment of parking lots is with low screens (max 42" height). This is preferred to full screening (72" to 96" height) for both aesthetic and security reasons.

No Screening - If service elements are only marginally obtrusive, no screening is required. Some utilities and surface elements may be less of a blight if they are not decorated. A meter box, which is not close to a sidewalk, may only require a coat of color to blend with its background, whereas a fussy landscape would draw unnecessary attention.

Service Areas - Dumpsters may be shared by two or more users, located out of public areas, and screened by view of appropriate landscaping or fencing. No areas for trash collection or compaction, loading or other such uses shall be located within 50 feet of any public street or within 20 feet of any public sidewalk or internal pedestrian way.

Loading trucks, truck parking, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.

Delivery and Loading operations should not disturb adjoining neighborhoods, or other uses. No delivery, loading, trash removal or compaction, or other such operations shall be permitted between the hours of 10:00 p.m. and 6:00 a.m. unless the applicant submits evidence that sound barriers between all areas for such operations effectively reduce noise reduce noise emissions to a level of 45db, as measured at the lot line of any adjoining residential property.

Transformers and Utilities: Service elements which are not soiled and are not close to walkways should be painted a color to blend with the background instead of being accentuated with a landscape screen. When possible transformers should be located in alleys or other visually screened areas.

Maintenance

Snow Removal

Locations for stockpiling snow will occur between the landscaped berm and the curb along the east side of the Village Center and in the open space west of the western portion of Perimeter Drive. These stockpile areas are adjacent to natural and designated drainage basins and storm water management ponds.

Snow removal from sidewalks within Severance Corners will be the responsibility of Kolok Development Group. Snow will be cleared to planter zones between streets and sidewalks, landscape islands and areas along Perimeter Drive.

Infrastructure Maintenance

All site improvements including roads, sidewalks and landscaping, not within a Town of Colchester right-of-way will be the responsibility of Kolok Development Group.

Responsibility for improvements which may occur within the Town's right-of-way within the Village Center, excluding Blakely Road and Routes 2 & 7, will be divided between the Town of Colchester and Kolok Development Group. The Town will be responsible for roadway paving, curbing and utilities while Kolok Development Group will be required to attend to site improvements including sidewalks, streetscape, furniture, lighting, utility connections and regulatory signs within the right-of-way.

Responsibility for improvements within the Blakely Road and Routes 2&7 rights-of-way will also be divided between the Town of Colchester and Kolok Development Group. The Town will maintain and improve roadways, sidewalks, streetscape and regulatory signs. Kolok Development Group will be responsible for providing and maintaining lighting and streetscape furniture.

Addendum

Building Typologies

The pedestrian-oriented, town center of Severance Corners achieves a human scale that pays homage to the heritage and charm of other Vermont townscapes, by blending a diverse, mixed-use program with a rich architectural palette to foster a sense of community while strengthening a comprehensive smart-growth plan.



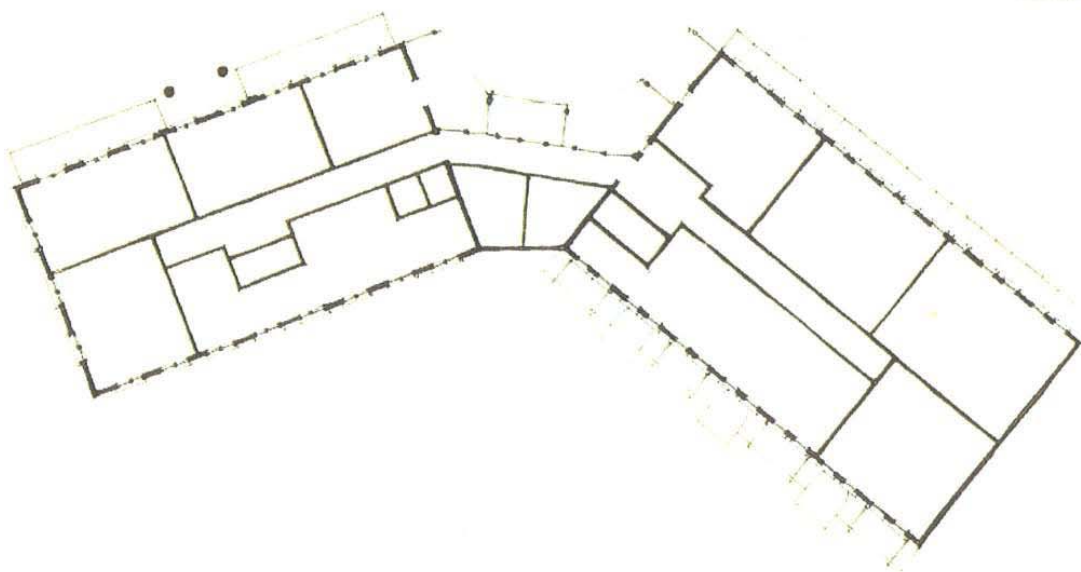
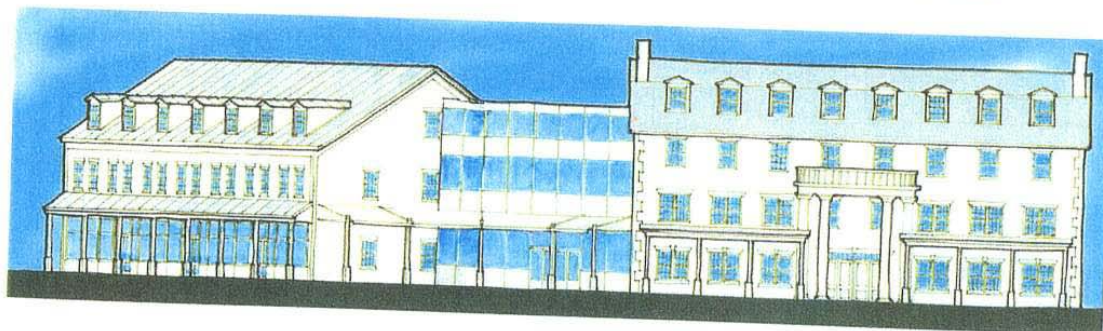
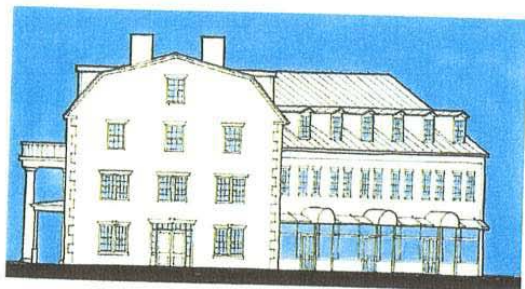
Allowing for a mix of uses and tenants within any building's program facilitates the desired diversity that develops historically over time, in other local small towns in Vermont. In addition, a mixed-use approach to development encourages consistent activity in the public realm.



The multi-floor buildings increase the density of the town center encouraging steady activity by nurturing the kind of playful human interaction that is common to a town center. Increasing the density through multi-level buildings also allows the village to remain compact and walkable. Multi-floor structures also create a sense of visual hierarchy that historically has marked a town center's importance and significance and contributes to the visual interest of the built environment.

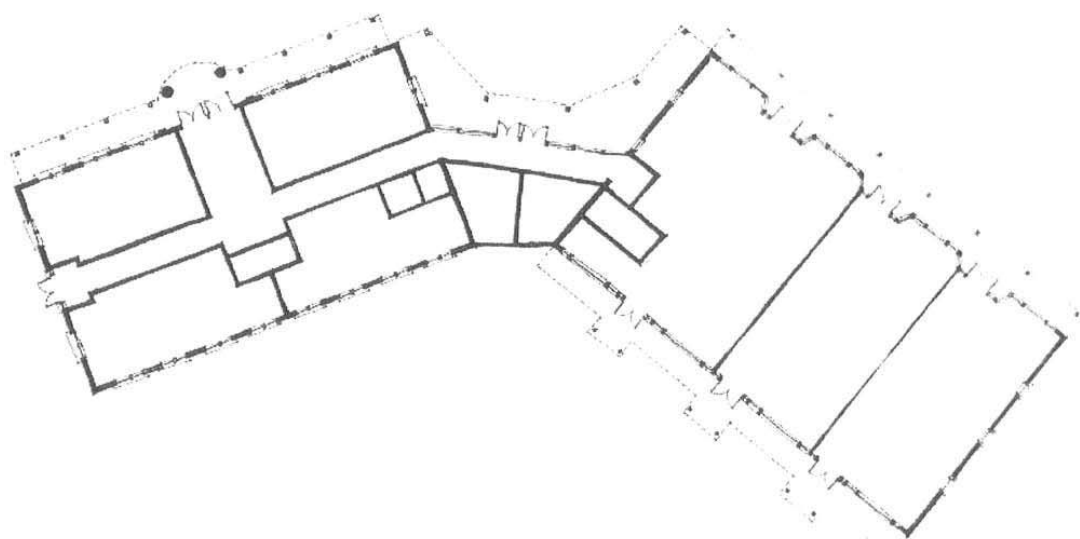
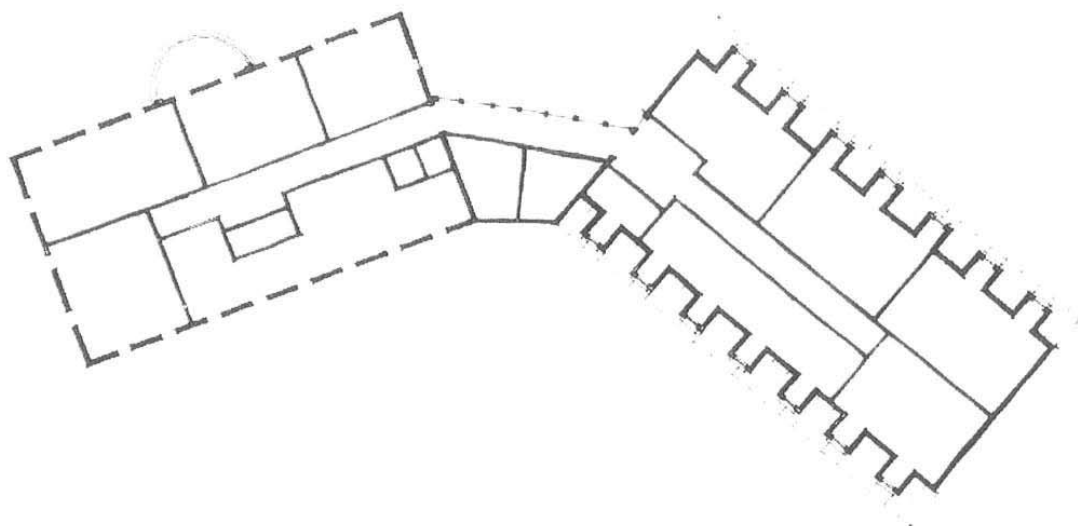
The introduction of a limited number of modern design elements adds visual juxtaposition and interest to the traditional regional building forms utilized. Buildings are designed so they may be sub-divided into component variations. Thus the forms are flexible enough to address the requirements of the town first, while also meeting the needs of potential clients. Shared common design elements such as dormers, canopies, and windows are used as common thread to unify the overall design character of the village.

■ SEVERANCE CORNERS, COLCHESTER, VT ■



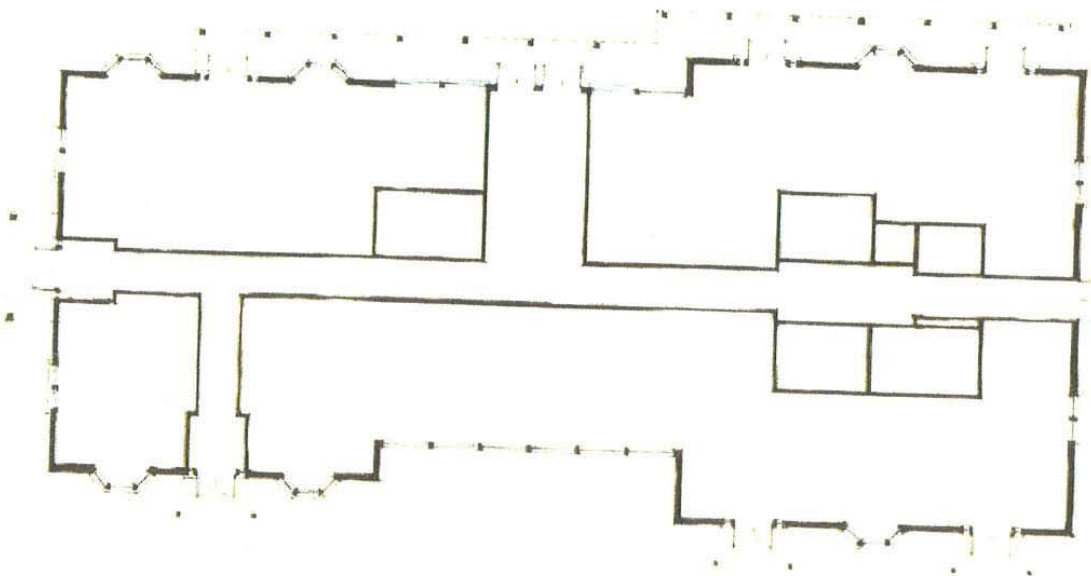
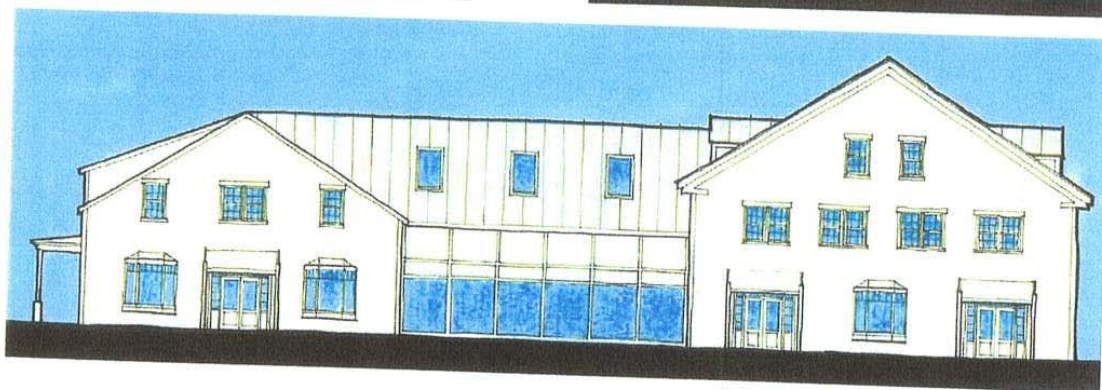
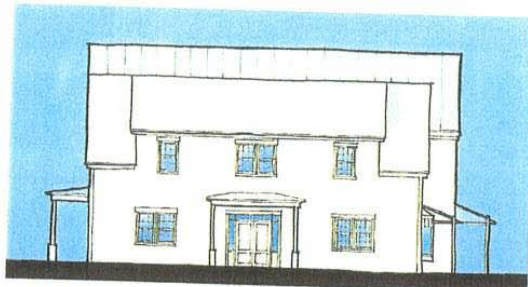
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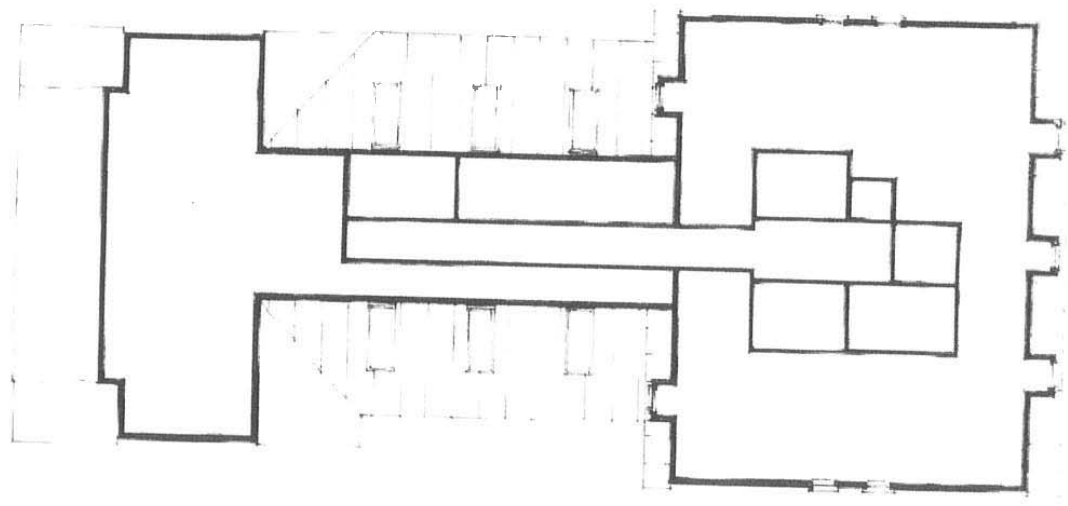
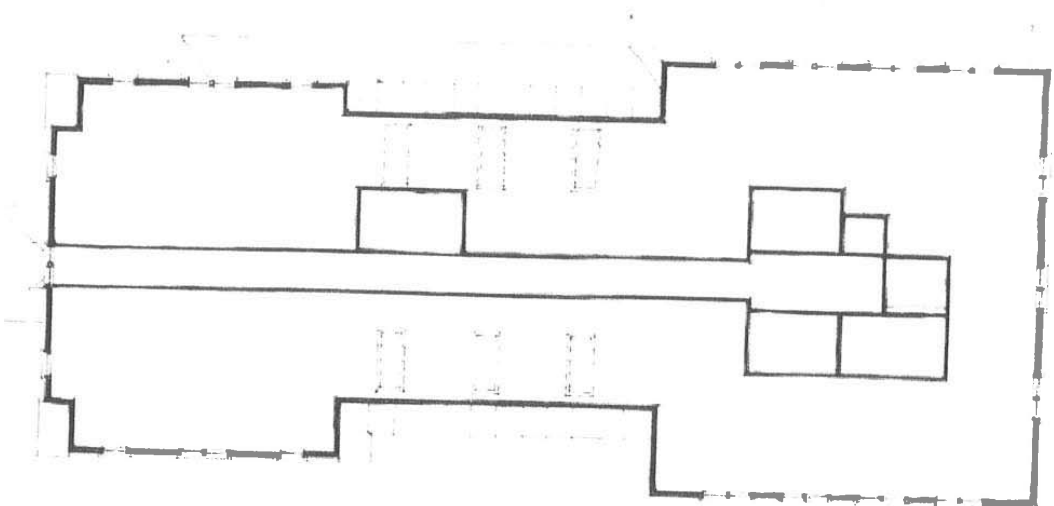
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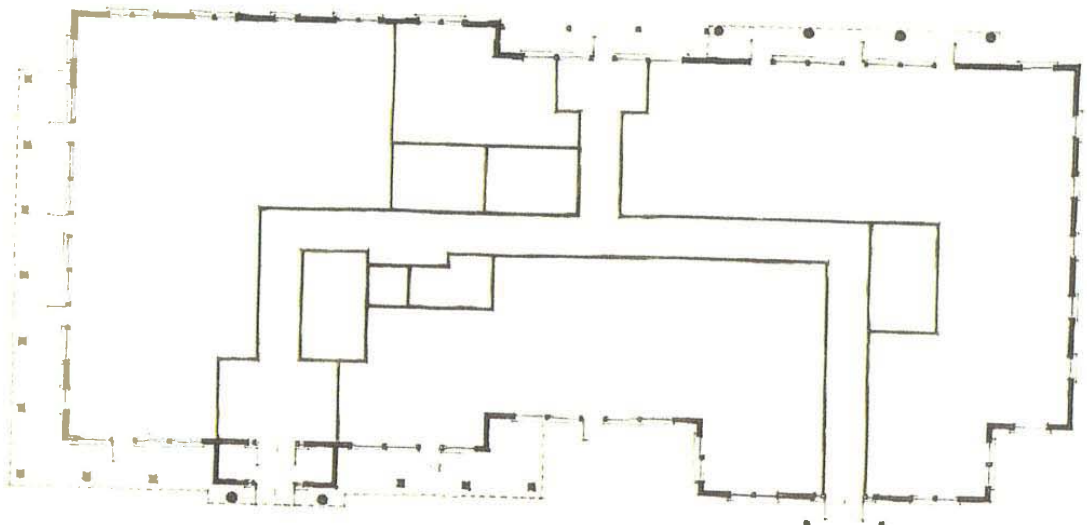
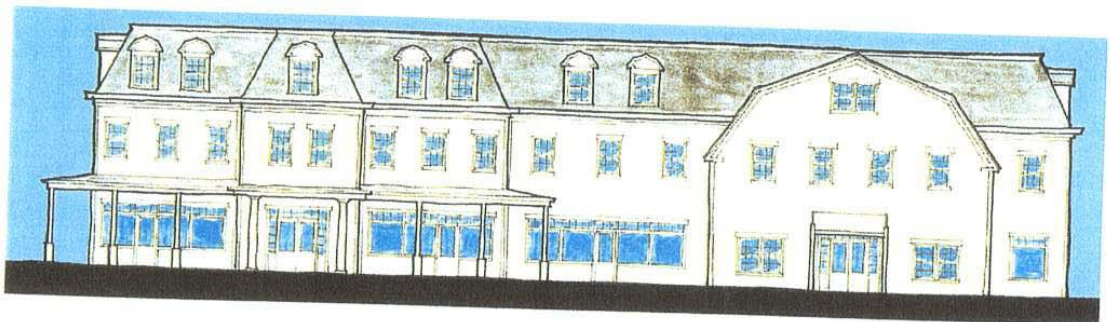
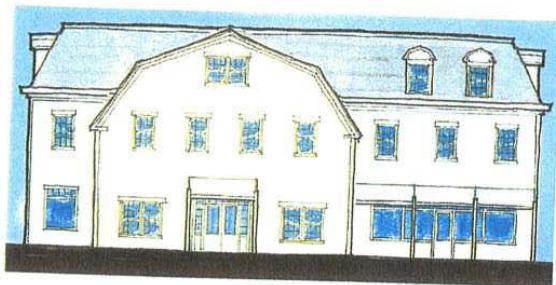


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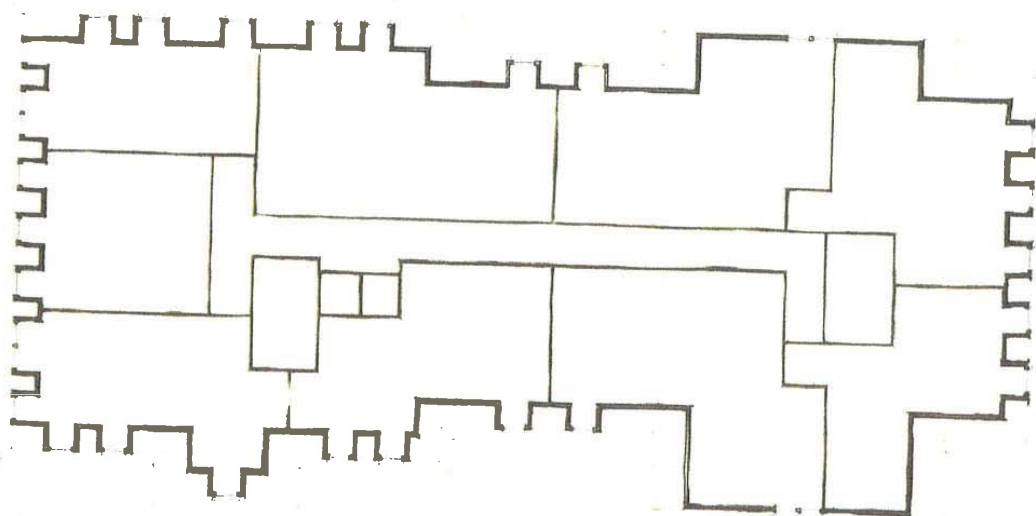
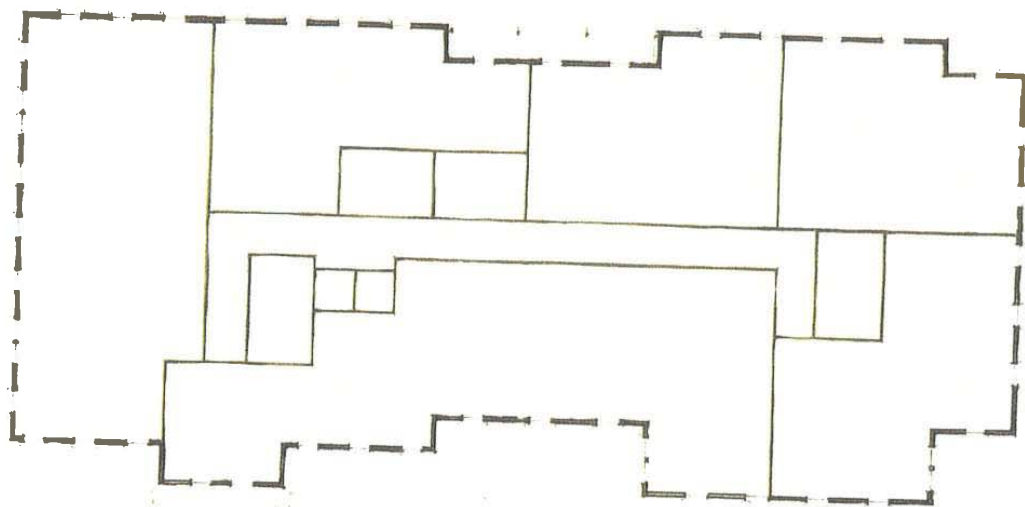


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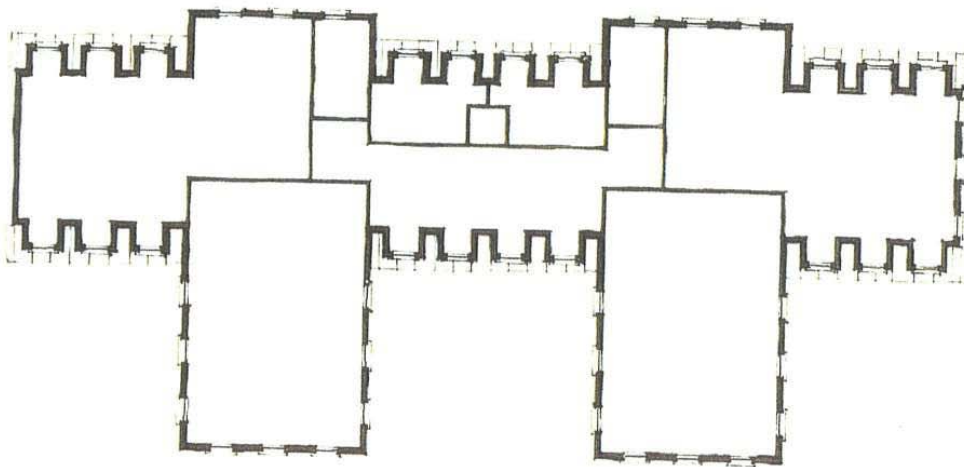
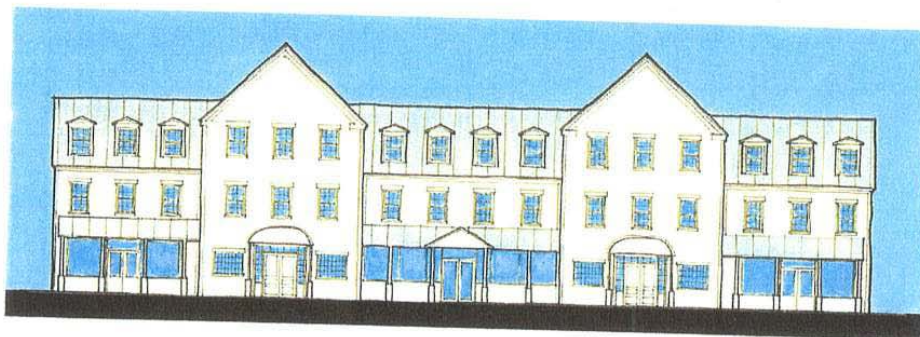
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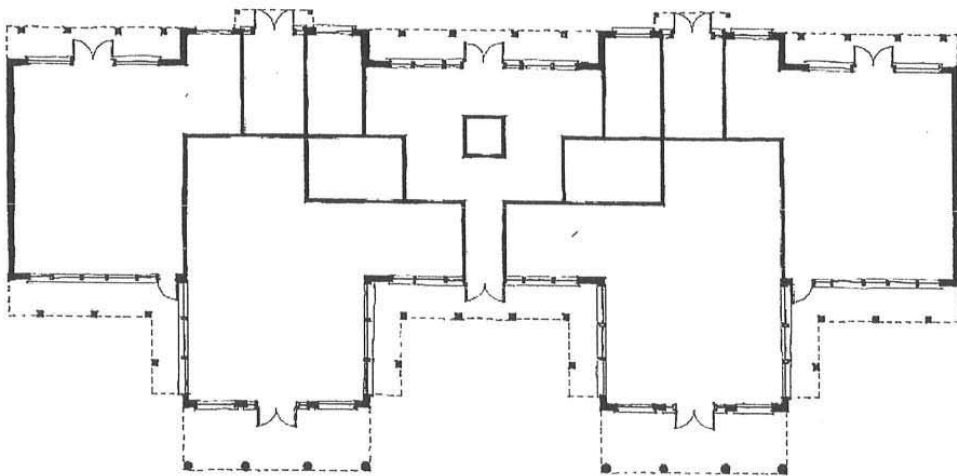
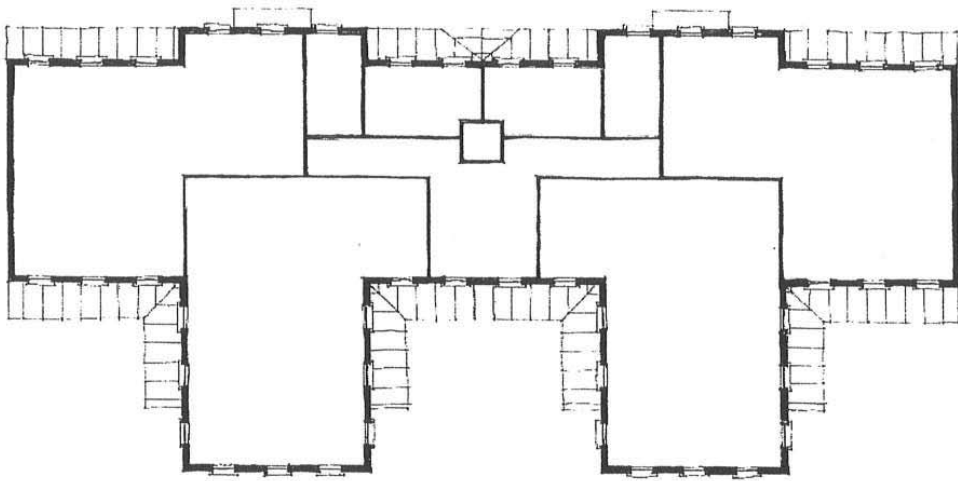
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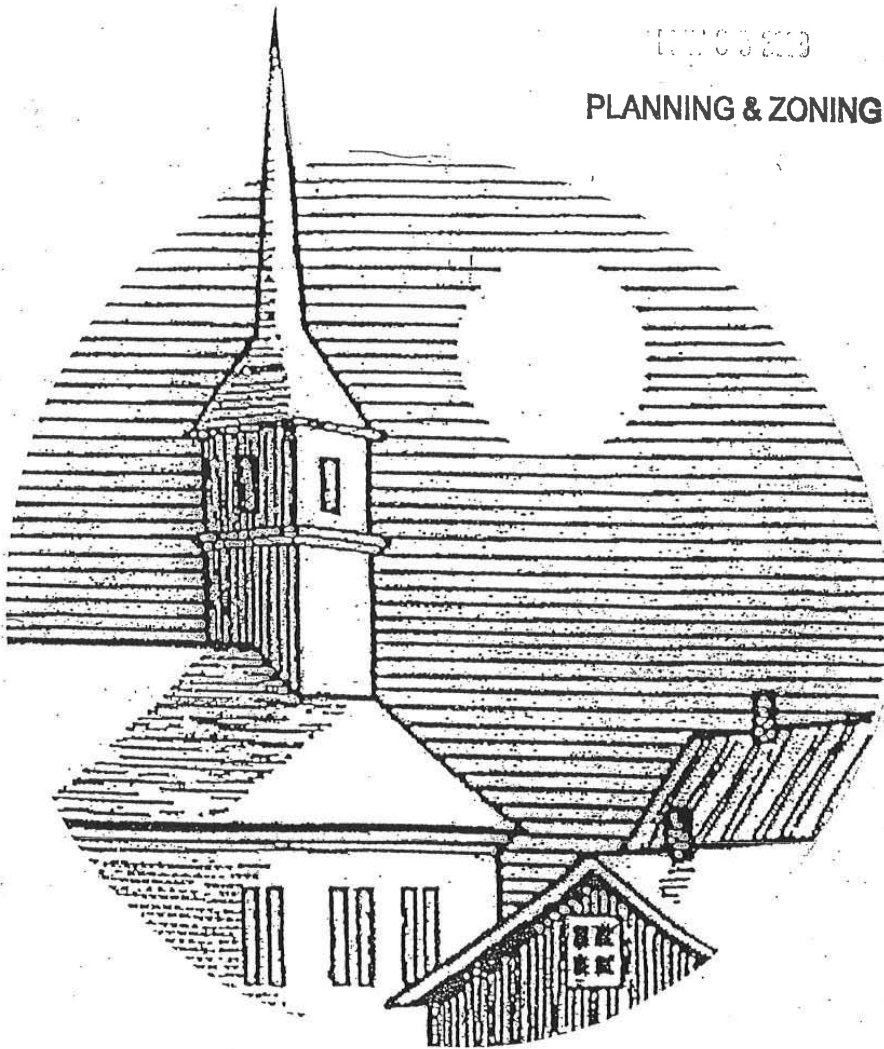
Final Plat Application

April, 2003

RECEIVED

APR 3 2003

PLANNING & ZONING



“Severance Corners Village Center” Colchester, Vermont

by
Severance Corners Village Center, LLC
c/o Kolok Development Group
354 Mountain View Drive
Colchester, VT 05446
#802-865-2085

FILE COPY

TOWN OF COLCHESTER
COUNTY OF CHITTENDEN
STATE OF VERMONT

In Re: Severance Corners Village Center Malcolm & Gladys Severance
 c/o Jefferey Kolok 2179 Roosevelt Highway
 Kolok Development Group Colchester, Vermont 05446
 354 Mountain View Drive, Suite 105

 Routes 2/7 and Blakely Road
 Tax Map 8, Parcel 37 and 37-1

FINDINGS OF FACT

On the 25th day of June 2003 the Colchester Development Review Board approved the Final Plat application of Severance Corners Village Center, LLC on the behalf of Malcolm and Gladys Severance, to subdivide two existing parcels totaling 42.19 acres into 5 lots which will contain 152 dwelling units and 86,600 square feet of mixed office, commercial, retail and restaurant space. The subject property is located on Blakely Road, Tax Map 8, Parcels 37 and 37-1 based upon the following facts:

I. DISCUSSION

This project consists of a Final Plat application and Site Plan application of Severance Corners Village Center, LLC, on the behalf of Malcolm and Gladys Severance for a planned unit development. The planned unit development is on two parcels totaling 42.19 acres. The planned residential development consists of subdividing the property into 5 lots which will contain 152 dwelling units and 86,600 square feet of mixed office, commercial, retail and restaurant space, Blakely Road, Tax Map 8, Parcels 37 and 37-1.

This project previously received preliminary plat approval by the Planning Commission. At that time a series of waivers were given, most significantly the Commission gave the project the ability to use all private roads and waived the Public Works Standards. Since this is the Final Plat application, the Development Review Board is now bound by the Planning Commission's Preliminary Plat approval and the waivers granted at that time.

This is a high-density mixed-use planned unit development. Buildings are multi-use and are grouped along a Main Street. The scale of the street is intimate with buildings close to the street, wide sidewalks, landscaping, on-street parking, and relatively narrow pavement widths. The close proximity of buildings and other amenities encourages pedestrian activity.

The following is an excerpt from the minutes of June 25, 2003:

Jeff Kolok, Paul Duchesneau, Bob Chamberlain and Jesse Beck were present on behalf of the request.

Mr. Kolok addressed the Board and presented the Final Plat application to the Board and gave a brief synopsis of the history of the project starting in 1999.

Highlights of the presentation included the following:

- 152 units of residential housing – predominately rental;
- 86,600 square feet of commercial space – non-residential;
- it is a goal to maintain inter-connectivity and prepare for the future when septic is available;
- the internal roadways will be private and maintained privately.

Mr. Beck addressed the Board and discussed the architectural design of the project. Comments included the following:

- pedestrian activity is key and the building facades are designed to orient themselves with pedestrian activity;
- the buildings do not have fronts and back – all four sides are designed to be whole;
- the building colors will be mixed earth tones to provide variety;
- the plan includes below-grade parking.

Mr. Kolok addressed the staff notes.

Section 801 & 803 – Permitted Conditional Uses

Mr. Kolok stated he is comfortable with the phasing condition.

Section 804 – Design Guidelines

Mr. Kolok accepted the fact that the current Zoning Regulations do not accept the signage and street standards as proposed.

Section 804.1(a) – Building Configurations

Mr. Kolok said there will be a 5 to 7 foot berm with plantings on top to screen the buildings and parking lot from Route 2 & 7.

Section 804.2(a) – Pedestrian Accessibility

Mr. Kolok indicated that they have talked with Town Staff about the notion of extending the bike path along Routes 2 & 7 and an associated fee for a future study to be done. The applicant has no problem with those two items.

Section 804.2(b) – Central Features and Community Spaces

Mr. Kolok stated they have made many of the revisions noted. They will construct a recreational field with a 1% crown. The plan identifies places for the location of bus stops.

Section 804.2 c - Parking

Mr. Kolok said they agree to remove the on street parking on the easterly perimeter of the drive. Regarding the suggested requirement that the parking islands be constructed so as to serve stormwater infiltration points, Mr. Kolok stated they have received a permit from the State of Vermont for stormwater discharge. He said the islands do not contemplate infiltration points at this time. Mr. Kolok requested that they keep the stormwater plan in place as submitted. Revisions were made so nine parking spaces do not encroach in the front yard setback along Blakely Road.

The Board reviewed parking and asked questions about the concept and build-out of parking. Mr. Kolok indicated that it will be necessary for the Town to modify their Zoning Regulations to allow them to utilize any efficiency that are created on the site.

Section 805 – Area and Dimensional Requirements

Mr. Kolok reported that the dimensional variances have been submitted to Town Staff. Mrs. Hadd clarified that the requests are for the PUD and PRD buffers to be waived as well as the interior front yard setbacks, which can be done as part of the subdivision process.

Additional comments from Mr. Kolok included the following:

- prior to recording of Final Plat they will agree to provide an open space management plan;
- agree to the condition regarding second water storage tank and are aware that CWD has a water storage issue;
- agree to conditions regarding Section 417.3;
- agree to conditions regarding Section 417.4;
- accept the suggestions of the Town to modify access to Blakely Road;
- will offer a landscape escrow for each phase of the project;
- will landscape along the Charbonneau property as part of the first phase;
- Section 417.8: applicant agrees to 1.1;
- will make a revision to the 33 linear feet in front of building No. 1;
- agree to increase the unobstructed width of the perimeter drive to 24 feet all the way around to Route 7 and that includes the elimination of 18 on-street parking spaces;
- agree to a condition of the permit that they will do one of the three suggestions to meet the fire safety issue for building No.7;
- Section 505: when each phase of construction is started the applicant will secure a

performance and payment bond for the scope of construction and can provide assurance to the Town that the bond is in place.

Mrs. Hadd clarified the overall traffic recommendation. The applicant can complete each phase and do a warrant analysis for each phase prior to the construction of that phase. The Town needs to review each phase and what is warranted in terms of traffic for each phase. That process will allow the applicant flexibility when constructing traffic improvements. With regard to a round-a- bout, Mrs. Hadd indicated it is not a requirement at this time. It is possible that in 10 years from now, when something needs to be done in terms of traffic, when the project is in the middle of Phase 2 and Phase 3, there may be other alternatives to explore.

Mrs. Hadd reviewed for the record correspondence that has been submitted in the last few days. The first correspondence is a letter from Mr. Kolok regarding playground, school children and security. Also correspondence has been received from Mr. Rathe and Allan Russell.

Following the presentation, the Board asked the applicant and Staff questions pertaining to the application. Areas of discussion included traffic, private roads, and infrastructure improvements.

Mr. Bludevich opened the meeting to take comments and/or questions from the public. Mr. Bludevich requested that the comments be addressed to the Board and asked that all comments and or questions be specific to the Final Plat application.

Allan Russell, owner of a lot at Water Tower Hill, said he can't develop his lot because there is not any septic available. He expressed concern that the Town will allow additional development when infrastructure is not in place to serve lots that are presently in place to be developed. Mr. Bludevich responded that the shortage of sewage is an issue but he does not have an answer and believes that it is the Select Board of the Town of Colchester that needs to address that. He further commented that the project will have to meet all sewer requirements before a permit is issued.

Gary Charbonneau, 2462 Blakely Road, asked how close will the road will be to his property? The applicant reported that it appears to be 26 feet away from the property line. Mr. Charbonneau expressed concern for the closeness to his garage and discussed the need for screening. Mr. Kolok reported that at Preliminary Plat they agreed to install a dense screen of evergreens. Mrs. Hadd reported that in the beginning the road will have a "stop" sign and it is probable that a light will be installed after the construction of several buildings. Mr. Charbonneau expressed a strong concern for his ability to ingress and egress his property once the property is developed. There presently are traffic problems which interfere with him exiting and entering his property during peak times. Mr. Chamberlain stated that as long as there is a "stop" sign at the end of the perimeter road there will not be any impact to the traffic flow along Blakely Road. When a traffic signal is installed, and there is question if it will ever be warranted, the worse case scenario will be a wait of 50 seconds.

Mrs. Hadd clarified that prior to installation of a light a warrants analysis and alternative analysis should be done by the applicant in coordination with the Town. That process should take the driveway owned by Mr. Charbonneau into account. Mr. Bludevich thanked Mr. Charbonneau for the comments and assured him that the Board would discuss traffic during the deliberative session.

Eben Wolcott, 331 East Road, asked if he can speak to the application even though he is not a direct abutter? Mr. Bludevich granted Mr. Wolcott the opportunity to speak. Mr. Wolcott said he would like to speak about public safety and concern with the Police Department. He said traffic presently backs-up on the State Highway and accidents are occurring and that is the jurisdiction of the local Police Department. Mr. Wolcott encouraged the Town to make sure that the maximum amount of studies possible be done with regard to traffic.

Jim Carroll, 697 Hercules Drive, stated concern for the lack of municipal sewer and traffic off-site. He suggested that those issues be corrected prior to any approval of new development. Any new development can't occur at the expense of existing property. This project has contributed nothing of value to infrastructure and has proposed plans that do nothing to mitigate the impacts that it will have on the infrastructure.

Mr. Bludevich interjected and reiterated that the septic issue has to be addressed by the Select Board and the traffic issues were raised previously.

Gail Westgate, on behalf of the owner of lot A-14 at Water Tower Hill, talked about traffic concerns. She expressed concern for the traffic study that was done and questioned whether it was extensive enough to include the Exit 16 corridor. Mr. Bludevich indicated that the traffic study did include the Exit 16 corridor. Additionally, they are concerned about master permitting for a large development when the infrastructure is not in place for the level of development that the master permit is granted. She encouraged the Board to look more carefully at the traffic issues and water and sewer resources before the Town grants a master permit.

Mrs. MacDonald made a **motion** to close the public hearing. Mr. Keyser **seconded** the **motion** and it **passed** with a vote of 5 – 0.

In deliberative session, Mr. Sylvia made a **motion** to **approve** the Final Plat application of Severance Corners Village Center, LLC, on the behalf of Malcolm and Gladys Severance with conditions. Mr. Keyser **seconded** the **motion** and it **passed** with a vote of 5 – 0.

II. FINDINGS OF FACT

The Development Review Board has found that the project will not have any adverse effects as defined by the criteria listed in the Town of Colchester Zoning Regulations and the Subdivision Regulations.

ZONING REGULATIONS

SECTION 801 & 803 – PERMITTED & CONDITIONAL USES

The proposed residential, office, commercial, retail and restaurant uses all are allowed in the GD-3 District. The proposed mix of residential dwelling units/non-residential square footage appeared to be reasonable for the Severance Corners area as proposed in the phasing schedule in section one of the application. In section 21 of the application the applicant depicted a landuse diagram on page 11. Staff reviewed the diagram and the phasing plan as complimentary to each other. The applicant was asked to clarify if there were any conflicts. Staff recommended requiring that the applicant follow this phasing schedule with the condition that staff may approve a 20% deviation from the phasing proposed. It should be noted that the applicant proposed a five year implementation schedule.

SECTION 804 – DESIGN GUIDELINES

The applicant interpreted this section of the Zoning Regulations in Section 21 of the application, "Design Guidelines & Development Standards". Staff recommended against accepting the signage and street standards proposed in this section as these do not meet current regulations. These guidelines should be used for buildings only and not landscaping, lighting, or recreational amenities (reviewed in other sections below). The design committee must not include Town staff or individual board members. Each building will be subject to site plan review prior to construction; at which time Town staff and board members will review the project for conformance with all applicable rules and regulations.

SECTION 804.1(a) – BUILDING CONFIGURATIONS

Each building will require a site plan application that shall be approved by the Development Review Board prior to construction. This application was only for the site master plan and not for any specific buildings at this time. Section 21 of the application provides "Design Guidelines and Development Standards". Pages 17 through 22 and pages 43 through 44 of this section will be used to evaluate proposed buildings and ensure that they are in keeping with the intent of the project master plan. This section also includes an addendum with proposed building "typologies". The applicant stated that typologies are designed to be flexible: "The introduction of a limited number of modern design elements adds visual juxtaposition and interest to the traditional regional building forms utilized.....Shared common design elements such as dormers, canopies, and windows are used as common thread to unify the overall design character of the village." Site plans for individual buildings will be expected to fit these typologies. As depicted, the buildings appeared to achieve the zoning standard of reducing visual mass of the structure while creating multiple entrances onto pedestrian spaces.

SECTION 804.1(b) – BUILDING HEIGHTS & SCALE

The applicant proposed 1 to 4-story buildings. The applicant proposed a series of building typologies in section 21 of the application. As shown in the Land Use Diagram on sheets 3, 3A, 4, and 4A most buildings will be at least 3-stories with the exception of the two buildings closest to Blakely Road and two other small buildings. As a general note, 3 or 4-story buildings do support the concept of relatively dense development that encourages pedestrian-scale activity in growth centers. The Planning Commission had concerns at preliminary plat that the four story buildings may have an adverse impact on the character of the area. The applicant provided perspectives of the project from Blakely Road and Routes 2/7 in section 20 of the application. The proposed landscaping, berm, and context with other buildings should sufficiently buffer the proposed four story buildings and prevent the height of these buildings from standing out.

SECTION 804.2(a) – PEDESTRIAN ACCESSIBILITY

In general, the plan provides walkways along all streets and to building entrances. Sidewalks also are provided around, but not through, parking lots serving buildings.

Sidewalk widths vary from 12' wide along Center Drive to 5' wide along minor streets. Sidewalks also vary in relation to buildings with some directly adjacent to buildings and other separated. Sidewalks are proposed to be of concrete, stamped concrete, or brick pavers.

The proposed bike path should be extended completely along the road frontage of the project (Blakely, Route 2 & 7). The applicant was requested to construct this portion of the bike path and provide the Town easements. From the Route 2&7 access drive south the applicant should provide an offer of dedication and escrow to extend the bike path to the southern property line if at a later time the Town determines this portion should be constructed. The applicant was asked to provide an offer of dedication for a bike path along the southern and western property lines. The Department of Public Works recommended that the applicant fund a study of whether this proposed offer of dedication should link to a past proposed alignment along the circumferential highway. The applicant should, prior to issuance of a building permit, provide details of what bicycle signage will be installed to the satisfaction of staff.

The bike path crossing of the roundabout should be moved onto the property further (away from the roundabout) so that a car entering the project (exiting the roundabout) will not block the flow of traffic in the roundabout if the car must stop for a pedestrian or bike in the crosswalk. The design must allow for one car to safely queue without impeding the flow of the roundabout. The area for queuing must also reflect any future expansion of the roundabout.

SECTION 804.2(b) - CENTRAL FEATURES & COMMUNITY SPACES

At preliminary plat the applicant was requested to provide recreational amenities. Section 19 of the application reviews the recreation amenities proposed. The applicant proposed a 60' x 290' central green with gazebo, several smaller gazebos and park benches, walking paths, an area for a farmer's market, an informal green to be utilized as an informal field, and a tot lot. The applicant provided details for the tot lot, gazebos, and benches, but has not provided details for the walking paths. The plans should be revised to include typical cross-sections for the pedestrian path. The informal recreation field should have a grade of not more than 1% from the crown to the edge. The turf should be consistent with current soccer fields at Colchester parks. The applicant stated that the tot lot will have a play-structure designed for ages 5-12 with appropriate surfacing underneath the structure such as woodchips. Staff recommended two swings be added to the play-structure to accommodate a greater age range.

The applicant stated that the association will be responsible for the maintenance and replacement of the proposed amenities. The association documents should make clear that these amenities are to be privately owned and maintained. The association documents should also devise a way that the public can reserve or make use of the amenities such as the central gazebo and farmer's market. The association should bear the responsibility of scheduling use of the amenities. Prior to recording the Final Plat the association documents should be finalized to include these provisions. The Town's Attorney must approve all association documents prior to the filing of Final Plat.

The applicant was asked at Preliminary Plat to consider providing bus amenities. CCTA has no plans at this time to service Severance Corners. The applicant stated in section 9, subsection 12 of the application that the proposed streets could be adapted to provide bus loading areas in the future by removing parallel parking spaces. No typicals of bus shelters or signage has been provided. Staff recommended this is adequate provided that a condition of Final Plat be that the applicant is responsible for constructing all bus related infrastructure recommended by the CCTA at such time as service is extended to Severance Corners.

SECTION 804.2(c) - PARKING

The project provides 726 total parking spaces that include 82 underground spaces beneath buildings #6, #7 and #8 and 79 on-street parking spaces. The surface parking has the potential to be excessive and massive for the proposed uses, particularly in light of the shared parking potential of such a heavily mixed use development. The applicant proposed landscaping to break up the parking spaces. As each building is considered in the site plan review process, staff recommended that the parking requirements for the building be considered under the Zoning Regulations in effect at that time. The applicant should not propose parking in excess of the required minimum in the Zoning Regulations. It should be noted that, given the mixed use development and the opportunities for shared parking, staff does not have a problem with waiving required parking.

On-street parking, whether angled or parallel, encourages street-level activity and reduces the number of spaces required in perimeter parking lots. However, the easterly perimeter

drive (east of the parking lot entrance) is not adjacent to any buildings; and on-street spaces should be removed from this section.

Subsection (iv) requires avoidance of "vast expanses of uninterrupted pavement" and installation of "planted islands large enough for trees and low shrubs" at the ends of parking rows, frequently within long parking rows, and between opposing rows of parked cars. The westerly parking lots, although large, appear to meet these requirements. The easterly parking consists of a series of interconnected lots. Plantings are shown at the perimeter of these lots, within islands, and at the end of individual aisles. The applicant proposed small trees within the parking islands that should provide some visual interruption and heat dissipation but not adequately serve as tree canopies as previously suggested at preliminary plat. The applicant should be prepared to justify the number of parking spaces proposed. Several parking spaces could be eliminated, the size of the islands increased, and the size and species of the trees increased. At a minimum, the parking islands should be constructed so as to serve as stormwater infiltration points.

All buildings are well served by adjacent parking spaces with the exception of building #7. The applicant stated that there will be parking spaces under the building. The building will be reviewed to ensure that adequate parking is provided within for the proposed uses at the time a site plan application is submitted for the building.

Another parking standard is found in Section 804.1: "Whenever possible, all parking lots shall be located behind buildings and adequately screened from Severance and Blakely Roads and Routes 2 & 7". Staff recommended that the proposed plan did not satisfy this standard. The applicant originally proposed one row of buildings along Routes 2 and 7 that would buffer the parking from Routes 2 & 7. These buildings are no longer proposed and the result is a large parking area, located approximately 190' from Route 2/7, with no intervening buildings. The applicant proposed a landscaping berm between the parking and Routes 2 and 7 (see section 21 of the application). Staff requested that these parking lots be done away with in favor of structured parking to comply with this requirement as it is better for stormwater runoff and in concentrating parking close to the proposed uses, but since the Preliminary Plat application favored the parking lot with berming the Board should evaluate the adequacy of the berm in hiding the parking lot from the public road.

The westerly parking lot near building #13 does not comply with Section 804.1; specifically it is not located behind a building nor is it adequately screened from Severance Road. There are also nine (9) parking spaces which encroach within the required front yard setback of 45 feet along Blakely Road. The parking spaces shall be moved out of the front yard setback area and the entire parking area must be fully screened from Blakely Road. The applicant stated that revised plans will be provided at the meeting that delete three spaces and shift the remainder of the parking spaces out of the front yard setback.

SECTION 804.3(b) - SIGNAGE

Signage standards are described on page 40 of Attachment #21 in the application. Individual signs will not be designed until a later date. The applicant described the standards and the review procedure for specific signs. This description mentions projecting

signs that are not currently allowed under the Zoning Regulations. All individual sign permits will require individual permits. Individual signs will be reviewed for conformance with the Zoning or Sign Regulations at the time a permit application is submitted for the sign. All signs shall meet the then current regulations or a permit will not be issued.

SECTION 804.3(c) - LIGHTING

Lighting standards are described on pages 30 and 50 of Attachment #21 in the application. Street light poles will not exceed 20 feet in height and a 1:3 lighting ratio in parking lots and alleys. All outdoor lighting should not exceed three footcandles in any particular area with the exception of intersections where lighting levels may be four footcandles or less. All lighting should employ metal halide or incandescent lights. Lighting plans and details are also given on pages L7, L8 and L10 of the plans. The proposed Lumec Square Lantern L21N-SE should employ the opal, bronze, or frosted lens finishes to prevent against the bulb being clearly distinguishable in the fixture. Clear lens on lantern fixtures generally give off glare and should be avoided.

SECTION 804.3(d) 804.3(e) and 804.4 - FENCING, DUMPSTERS, LOADING DOCKS

On page 30 of Attachment #21 in the application the applicant stated that all fencing will be wood, forged iron, steel, or aluminum painted black. On pages 43 through 44 in this attachment the applicant stated that wherever possible businesses will share dumpsters to reduce the overall number needed. All dumpsters will require full screening and should not adversely affect circulation or be prominently sited on the property. No loading docks are proposed at this time. The Zoning Regulations do not permit unloading or loading in the front yard of properties along public roads. Each individual building will be reviewed for compliance with the Zoning Regulations at the time a site plan is submitted. No loading docks are approved at this time.

SECTION 805 – AREA & DIMENSIONAL REQUIREMENTS

Except for the parking spaces noted above, it appears that the development conforms to all area and dimensional requirements for the GD-3 District. The applicant asked for interior front yard waivers but has not itemized these (otherwise 30-foot requirement). Staff recommended granting these but an itemized list should be provided. Staff also recommended waiving the Planned Unit Development 50 foot buffer to facilitate transition between this project and future projects. These items will be reviewed at the time a site plan is proposed for the individual building or at the time a building permit is applied for. All other setbacks appear to be met. Lot coverage is proposed to be 34.5% (70% max). Building coverage should not exceed 30%. The current proposed building coverage is 6.1%. Front yard coverage should not exceed 30%. The applicant was asked to provide these coverages at the Final Plat hearing.

SECTION 1603 – PLANNED UNIT DEVELOPMENTS - GENERAL STANDARDS

The applicant has stated that 25% of the project area will be restricted open space. The applicant must submit association documents for the project prior to recording Final Plat which specifies how the open space will be permanently restricted open space and how it will be maintained. The association documents should also include provisions for road,

sidewalk, light fixture, landscaping, and other public amenity maintenance and replacement. The association documents should clearly state that the road network for the project is private and will not be accepted by the Town. The association should provide provisions for a security force that can enforce private parking covenants and provide adequate policing for the project. The Town's Attorney will review the final covenants at the applicant's expense.

SUBDIVISION REGULATIONS

SECTION 417.1 – WILL NOT RESULT IN UNDUE WATER OR AIR POLLUTION

Stormwater Treatment

Surface drainage patterns proposed for this site will generally follow the existing conditions. Runoff from roofs, lawns and paved areas will be collected by catch basins and carried via underground piping to two detention ponds. The ponds will retain and treat up to a 25 year storm event.

Runoff from the northern portion of the site will be treated by grassed filter strips, grass-lined swales, and a detention pond prior to discharge.

Surface runoff from the remainder of the site will receive two-stage treatment in the detention ponds by means of extended detention of the AWater Quality Volume@ calculated using the 90% capture rule (in both current and proposed use by the State). The detention ponds will also attenuate peak flows to pre-development levels for 2, 10, and 25 year design storms.

Sewage Disposal

Sewage generated by this project will be treated by the City of South Burlington, Airport Parkway Wastewater Facility by agreement with the Town of Colchester. On-site and community disposal systems are not proposed. Therefore the suitability of the soil for disposal and protection of water sources are not subject to review. No generation of hazardous and/or toxic waste is planned for the project site.

The current sewer allocation for this project is 42,000 g.p.d. with projected flows at 48,248 g.p.d. The sewage flow per building is required and the applicant must indicate which building(s) will not be constructed until additional sewer allocation is available. The sewage flows provided are based on residential, office, retail and 250 seat restaurant(s). As each individual building obtains a building permit the uses of each building must be provided and the sewer flow recalculated if other uses are proposed such as daycare centers, hairdressers, doctor or dentist offices, veterinary offices, etc.

A sanitary sewer maintenance plan must be modified to include flushing of the lines as needed but not less than bi-yearly. The lines shall be flushed with vacuum type equipment. All restaurants must have grease traps that are cleaned as needed but not less than quarterly. The building sewer lateral inverts and the first floor elevations of the buildings

are required to be shown on the plans. All the sanitary work must be coordinated on one set of plans.

No floors drains are allowed to be connected to the sanitary system without written approval of the Public Works Department. All discharges to the Town of Colchester municipal sewer system shall conform to the requirements of Chapter 10, Sewers, as found in the Code of Ordinances for the Town of Colchester.

The applicant proposes to relocate a manhole on the town's collection system. This manhole includes a soil odor filter vent in valve box. A detail of this system must be included on the plans. The new gravity service line that enters this manhole shall have an invert at least 0.3' higher than the invert out. The record drawings for the Breezy Acres Sewer line Extension shows the gravity line in this section as being 10 inches in size. The section on Route 7 is 12 inches.

Stump Disposal

Any stumps requiring disposal will be removed from the site and disposed of in a State approved landfill.

Streams

There are no streams on the property. One drainage way was noted that is not protected under the stream bank buffer protection section of the Zoning Regulations.

Air Pollution

There will be no process emissions, noxious odors or sources of noise from this building. Water or calcium chloride will be applied to control dust during construction.

One of the driving concepts behind this mixed-use development is the integration of shopping, dining, and services with residential components. This combination of uses can reduce automobile dependency, and therefore reduce auto emissions. All buildings' heating systems will have high efficiency and low emissions.

The project provides 726 total parking spaces that include 82 underground spaces beneath buildings #6, #7 and #8 and 79 on-street parking spaces. The surface parking has the potential to be excessive and massive for the proposed uses, particularly in light of the shared parking potential of such a heavily mixed use development. The applicant proposed landscaping to break up the parking spaces. As each building is considered in the site plan review process, staff recommended that the parking requirements for the building be considered under the Zoning Regulations in effect at that time. The applicant should not propose parking in excess of the required minimum in the Zoning Regulations.

SECTION 417.2 – DOES HAVE SUFFICIENT WATER AVAILABLE FOR THE REASONABLE FORESEEABLE NEEDS OF THE SUBDIVISION

The estimated water demand is calculated as follows:

Residential	20 1-BR units @ 150 GPD	3,000 GPD
	132 2-BR units @ 300 GPD	39,600 GPD
Office	350 employees @ 15 GPD	5,250 GPD
Retail	100 employees @ 15 GPD	1,500 GPD
Restaurant	250 seats @ 45 GPD	11,250 GPD
Subtotal:		60,600 GPD
10% Reduction for low-flow fixtures:		-6,060 GPD
DESIGN WATER DEMAND:		54,540 GPD

An on-site water source is not proposed. The Champlain Water District has informed the applicant of sufficient water supply for the proposed development as of 2002. Since that time CWD has had water storage issues. CWD has plans to construct a second water tank at Water Tower Hill to provide adequate water supply to service the Town within the next year. This should eliminate any water storage concerns; however occupancy of the proposed buildings should not be permitted until CWD states in writing that it has adequate water storage for the proposed project. Prior to issuance of a certificate of occupancy the applicant shall submit a letter from CWD stating that there is adequate water storage to serve the project.

Fire District #3 submitted a letter stating the proposed water supply system is adequate to provide adequate flow and pressure (section 14 of the application). Final water system design shall be reviewed and approved by the Colchester Fire District #3's engineer prior to issuance of a building permit. The number of water meters should be minimized to the extent possible.

**SECTION 417.3 – WILL NOT CAUSE UNREASONABLE SOIL EROSION OR
REDUCTION IN THE CAPACITY OF THE LAND TO HOLD WATER SO THAT
A DANGEROUS OR UNHEALTHY CONDITION MAY RESULT**

Layout of the site has been designed to generally follow the existing topography, and to minimize disturbance of the steeply sloped areas. Work on the site will be phased where possible to minimize the time that disturbed soils are exposed.

Plans for erosion control during construction include silt fence along the perimeter of the construction area, inlet protection for all catch basins, and stone lined swales. Stabilized construction entrances will be utilized to prevent tracking of soil onto Blakely Road and US2/7. Additional protection techniques from the Vermont Soil Erosion Handbook will also be incorporated.

The erosion control plan shall be supplemented to state that any silt fence/hay bale dams with more than 50% silt buildup shall be cleaned. The stabilized construction entrance locations are shown on the plans. A note shall be added to the drawings that the erosion control shall be augmented in the field during construction as deemed necessary by the Town. Additional work will be required to finalize erosion control plans for this site, and will involve discussions with the State Erosion Control office.

Permanent erosion control will be provided by well-maintained lawn and landscaping in areas surrounding the proposed building and parking areas. All drainage will be controlled, and discharge points will be protected.

Once the permanent erosion control is in place, the downstream receiving channels shall be inspected after every storm event and weekly during spring run-off until one year after project completion. Any downstream erosion of the receiving channel shall be repaired and a plan for correction of the problem shall be reviewed and approved by the Town. After one year of operation after final completion, the downstream channel shall be inspected yearly for erosion. Before the start of construction, an evaluation and documentation of the condition of the downstream channel should be completed.

The soil erosion plans shall be supplemented to include a requirement that any disturbed area not actively worked for a period of a month or more shall have a temporary seeding with annual rye or be mulched. This temporary seeding or mulching shall be performed even if final grade has not been obtained.

**SECTION 417.4 – WILL NOT CAUSE UNREASONABLE HIGHWAY
CONGESTION OR UNSAFE CONDITIONS WITH RESPECT TO USE OF THE
HIGHWAYS EXISTING OR PROPOSED**

As commented at preliminary review, the Colchester Public Works Specifications require that all private roads be constructed to the same standards as public roads. Therefore, the interior roads do need to meet the town's basic design standards and the applicant has been requested to document the intended function of the various types of interior road cross-sections and that the proposed cross-sections can support the intended use and safely for both vehicles and emergency services. As appropriate, reference to ITE, VTrans or AASHTO standards that support the road widths are required with excerpts included in the backup documentation.

The applicant proposed a three phase plan for constructing the project based on building numbers. The applicant has not provided information on the road infrastructure phasing. At the very least all roadways shown on sheets C-3A and C-4A that are required to provide fire access to the individual buildings for each phase must be constructed before occupancy of the buildings. Also, the green access must be built and the western access must be built with the left turn lane for the first phase.

The Civil Plans for the project that show the road improvements along Blakely Road do not agree with the Blakely Road Improvement Plans. This should be corrected. The left turn land at the West Drive exit must be longer to accommodate a large truck of WB-50 as a minimum with WB-67 preferable.

The applicant changed the proposed access to the project significantly. The signal was removed from the Western Entrance and a roundabout has been added to the green entrance. The Western Entrance would be controlled by a stop condition with a dedicated left turn lane on Blakely Road. The applicant suggested that the signal at the western entrance be installed only if signal warrants are met at a future date. Staff did not recommend that the roundabout be built at this time and that a similar phasing approach for

the access to the center green be approved, i.e. that an alternatives analysis be completed for intersection improvements once the warrants are met. However, Mike Oman, the town's traffic consultant recommended that as part of this project that either the Western entrance be signalized or that the round about be constructed at the green. Further, he recommended that one controlled intersection be constructed before the completion of phase 1 of this project (the first five buildings). Therefore, staff recommended that initially the Western entrance be constructed without a signal (stop control) until after the completion of the fourth building and that the signal be installed as part of the approval for the fifth building. Further, staff recommended that the green entrance be constructed with a right in and out only. As this project continues to full build-out and the Severance Corners growth center continues to grow and, if intersection control is required at the green, then an alternatives analysis be conducted to determine the best solution for the green entrance. Conducting the alternatives analysis when intersection control is warranted will allow the intersection to be designed in a way that best meets the needs of the area for the conditions that exist (including proposed development on the northern quadrant) and design decisions would not be based on speculation.

The roundabout is not recommended for approval at this time. However, if the alternatives analysis suggests that a roundabout be constructed then the following must be addressed:

- a. The roundabout as designed will not accommodate all movements from all approaches. Blakely Road is a major corridor for the bay as well as this project and any traffic improvements must be properly sized to accommodate all traffic using this artery. A roundabout design must accommodate all traffic including trucks so that the vehicles can transit the control device within the designated travel lane.
- b. The proposed right of way for the roundabout must be large enough to accommodate a properly sized roundabout including the possibility that future needs of the town beyond the full build out of this project may require a two lane roundabout.
- c. The bike path crossing of the roundabout must be moved onto the property further (away from the roundabout) so that a car entering the project (exiting the roundabout) will not block the flow of traffic in the roundabout if the car must stop for a pedestrian or bike in the crosswalk. The design must allow for one car to safely queue without impeding the flow of the roundabout. The area for queuing must also reflect any future expansion of the roundabout.
- d. The first parking place at the Green entry must be removed as a minimum.
- e. The landscape plan shows deciduous trees in the splitter island of the roundabout. These will hinder sight distance and should be replaced with low growing shrubs. A portion of the center island has ornamental grass; a low growing species is required. A portion of the center island of the roundabout calls for annual flowers. The roundabout is in the public right of way and a maintenance agreement for the island will be required.

The traffic information indicates that a double left from Rt. 7 north onto Blakely Road will be warranted when the project reaches approximately 60% of the proposed build-out under this phase (including the full build-out of the Wright and Morrissey project)." This requires double receiving lanes on Blakely Road. The ability of this project to provide adequate right of way to accommodate an intersection with the proper geometry, particularly alignment, for future development is not guaranteed. The lack of suitable right of way may prevent future development. It is therefore recommended that an offer of dedication for additional right of way be given to the Town Engineer's satisfaction prior to issuance of a building permit.

SECTION 417.5 – WILL NOT HAVE AN UNDUE ADVERSE EFFECT ON THE SCENIC OR NATURAL BEAUTY OF THE AREA, AESTHETICS, HISTORIC SITES OR RARE AND IRREPLACEABLE NATURAL AREAS

The application was proposed as a growth center which embraces responsible, sustainable growth that creates "community", not suburbs, that creates identity, not isolation and that attempts to reduce auto dependency.

The development's master plan creates a clear center and edge, making the village identifiable, compact and walkable. The initial development will be an optimal size for a pedestrian oriented neighborhood, one-quarter to one-half mile between center and edges. The mix of land uses provides a balance of activities that encourages pedestrian movement, reducing auto trips and stimulating community. The development will enhance the natural beauty of the region through the creation of a village center with a village green as the central public feature. The public realm, including the streetscape, is a series of greenways organizing the village green with the surrounding preserved open spaces.

The aesthetic modeling for the project contemplates using influences of Greek Revival, Federalist and Colonial architecture, typical of many village centers in New England. Building typologies suggesting these models are proposed with 1 to 3 stories in height on a majority of the buildings with a 4th story tucked into the roof line of a few buildings. The Planning Commission had concerns at Preliminary Plat that the four story buildings may have an adverse impact on the character of the area. The applicant has provided perspectives of the project from Blakely Road and Routes 2/7 in section 20 of the application. The proposed landscaping, berm, and context with other building should sufficiently buffer the proposed four story buildings and prevent the height of these buildings from standing out.

At Preliminary Plat the Planning Commission requested that the applicant provide a landscaping buffer between the project and the Charbonneau property. The applicant has prepared a response in section nine, page two of the application. The additional landscaping is also detailed on sheets SP2, L5, and L6 of the plans. Staff recommended that the landscaping buffer is sufficient. The Planning Commission also asked for a landscaping berm to screen parking from Routes 2 & 7 at Preliminary Plat (see response under Section 804.2(c) Parking). The applicant proposed a landscaping berm comprised of evergreen and deciduous species such as white fir, arborvitae, ginko trees, and other smaller shrubs. The landscaping plans do not show this area as being raised for a berm.

The landscaping plan should be revised to show the berm contour. The Planning Commission requested additional landscaping islands. Several additional landscaping islands have been provided (see response under Section 804.2(c) Parking). The applicant proposed several smaller trees for the islands such as crabapple. The applicant may want to consider larger species to provide a tree canopy as recommended by the Commission at preliminary plat. Larger trees could include Maple, Ginko, Little Leaf Linden, or other salt resistant trees. The selected species on the landscape plan should be checked to verify whether they are hardy for northern New England. Salt tolerant species should be used adjacent to roads and parking lots if salting of the privately maintained roads is planned.

Section 19 of the application details other landscape amenities such as benches and gazebos. Sheet L9 provides bench and trash receptacle details. The plans do not specifically indicate the location of these amenities. Staff recommended that the amenities be placed in the general areas depicted in Section 19 but with the stipulation that these amenities can not adversely affect circulation and access to buildings.

The applicant should expect to offer a landscape escrow for each phase of the project. The applicant may wish to revise the landscape plans to provide landscaping schedules and locations for each phase. The landscaping berm and the landscaping for the Charbonneau property should be considered to be part of the first phase.

SECTION 417.6 – EFFICIENCY OF ALLOCATION AND DISTRIBUTION OF STREET AND PUBLIC FACILITY INSTALLATION, CONSTRUCTION AND MAINTENANCE

The area noted as “future possible r.o.w.” on Blakely Road should be dedicated to the Town prior to recording of the mylar. Documentation should be given as to how the infrastructure improvements will be maintained. The entrance / exit to Routes 2 & 7 should prohibit illegal turns. Snow removal areas are depicted on the plans.

At Preliminary Plat, the Planning Commission approved the project as containing private roads. The application contains extensive information on street design concepts including a “Roadway Identification Diagram” (Section 21), “Street Design” and “Streetscape Design” (Section 21).

A major issue is whether streets should be public or private. The proposed streets do not meet current Public Works Standards for public streets. As a result, the applicant has proposed that all streets in this development be private. Issues related to public vs. private ownership include maintenance responsibilities and traffic enforcement. The application depicts all private streets. If streets are to remain private, the applicant shall document how funding will be provided for their maintenance. The applicant was asked to discuss this at the Final Plat hearing. Sidewalks are indicated on the plans. Utilities for the project are expected to remain under private ownership.

SECTION 417.7 – WILL NOT CAUSE AN UNREASONABLE BURDEN ON THE ABILITY OF A MUNICIPALITY TO PROVIDE EDUCATION SERVICE

The applicant submitted a letter from the School District stating that the impacts will not be adverse.

SECTION 417.8 – WILL NOT CAUSE AN UNREASONABLE BURDEN ON THE ABILITY OF THE LOCAL GOVERNMENT TO PROVIDE MUNICIPAL OR GOVERNMENTAL SERVICES AND FACILITIES

The compact nature of the development, by itself, makes it more efficient for the Town to provide essential services, including fire, police, emergency, utilities and road maintenance.

Circulation within the project provides clear, efficient and identifiable routing for emergency services and well as everyday traffic.

The community of uses also combines to form a more alert and supportive neighborhood, fostering greater responsibility on the part of the citizens, be they residents or workers, encouraging them to look after each other. This is particularly true when streets are narrower and residents walk more within their neighborhood between homes and places of work and play, during all hours of the day and evening.

The Chief of Police reviewed the project and has concerns that the Town will not be able to provide adequate police protection to the project regarding traffic infractions as the streets will be private (see attached memo).

- 1.1 The Life Safety Inspector has reviewed the plan for the Town per National Fire Codes (see enclosed memo). It is his recommendation that adequate fire protection can be provided with several minor modifications. Each individual building will also need to be reviewed for compliance prior to site plan issuance including approval of the interior floor plans and building design. All buildings would need to meet State and local Building Codes. In addition the buildings must meet the requirements of NFPA 101 (Life / Safety Code) and all referenced codes within NFPA 101. In some cases, the location of exterior features such as hydrants and Fire Department Connections will depend upon the internal building layout. Signs, street lights, trees, and other landscaping features would need to be located so as not to interfere with the Tower Truck's access to building facades. Required modifications to the master plan include:
 - Increase the width of 33 linear feet of Center Drive East, in front of Building No. 1, from the present minimum width of 12' to at least 16' wide.
 - Increase the width of all two-way roads, from the present 20' or 22' width to a minimum unobstructed width of 24'.
 - All 13 buildings with the exception of Building 7 have sufficient exterior accessibility by the Fire Department's Tower Truck. Sufficient accessibility to Building 7 could be provided by one of the following measures:

1. A redesigned footprint that allows a minimum of 25% access to at least one side of the building.
2. Construction of fire proof exterior balconies, on the 2nd and 3rd floors, on one or two sides of the building to allow residents to exit the side(s) and approach the front edge of the building.
3. Construction of a fire lane along the southern side of the buildings. The lane would need to be plowed in the winter and have a structural width of 24'.

At the time that staff notes were drafted, the Colchester Center Fire Department had not submitted their final draft of their review (enclosed is the latest draft). Tom Ray, Colchester Life Safety Inspector, had met several times with the Fire Department to understand fire concerns and issues. Mr. Ray had proposed solutions to all known fire issues in his notes above after thorough correspondence, communication, and research. Planning and Zoning staff recommended accepting the above Life Safety Inspector fire review recommendations in lieu of any others. Colchester Center Fire Department final draft comments may be available at the meeting.

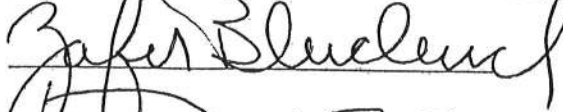
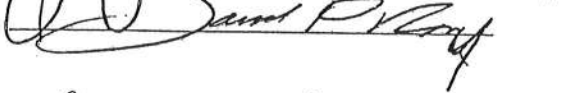
SECTION 505 – CONFORMANCE WITH THE COMPREHENSIVE PLAN AND BYLAWS

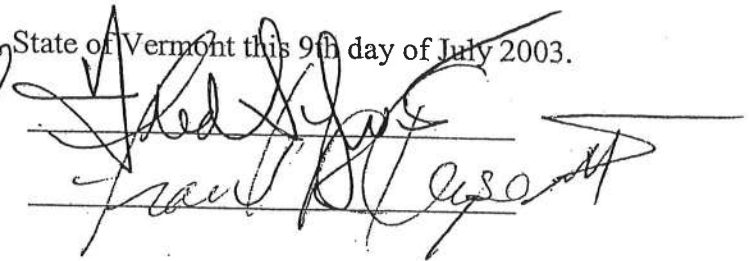
The development conforms to the 2002 Colchester Master Plan goals for the Severance Corners growth center. The area is intended to contain dense development, mixed uses, pedestrian amenities and connectivity, community spaces, while surrounded by rural development and open space. This development complies with all applicable bylaws and comprehensive plans now in effect.

SECTION 505 – PERFORMANCE BONDS

The applicant was asked to provide performance bonds for the proposed streets, sidewalks, and bike path. Although the proposed infrastructure will remain private, staff recommended that a bond be required to guarantee the performance of the infrastructure give the scope of the project. This section of the subdivision regulations does not distinguish between public and private roads.

Dated at Colchester, County of Chittenden, State of Vermont this 9th day of July 2003.





DEVELOPMENT REVIEW BOARD

TOWN OF COLCHESTER

COUNTY OF CHITTENDEN

STATE OF VERMONT

In Re: Severance Corners Village Center
c/o Jefferey Kolok
Kolok Development Group
354 Mountain View Drive, Suite 105

Malcolm & Gladys Severance
2179 Roosevelt Highway
Colchester, Vermont 05446

Routes 2/7 and Blakely Road
Tax Map 8, Parcel 37 and 37-1

III. ORDER

Based upon the aforesaid Findings of Fact, the Colchester Development Review Board hereby grants approval of the Final Plat application of Severance Corners Village Center, LLC on the behalf of Malcolm and Gladys Severance, to subdivide two existing parcels totaling 42.19 acres into 5 lots which will contain 152 dwelling units and 86,600 square feet of mixed office, commercial, retail and restaurant space. The land is identified in Book QC4, Page 411 and Book 138, Page 15 of the Colchester Land Records. The subject property is located on Blakely Road, Tax Map 8, Parcels 37 and 37-1. The approval is per a 46 sheet set of plans with a cover sheet entitled "Severance Corners Village Center Kolok Development Group" with a stamped received date of 5/5/03 and as depicted in a bound booklet entitled "Final Plat Application April 2003 Severance Corners Village Center Colchester, Vermont" with a stamped received date of 5/5/03 with the following conditions:

1. All previous approvals and stipulations which are not superseded by this approval shall remain in effect.
2. Prior to recording the Final Plat, the plans shall be revised to the satisfaction of the Town Planner include:
 - a) The proposed bike path shall be extended completely along the road frontage of the project (Blakely, Routes 2 & 7). The plans shall also include easements to be dedicated to the Town along the length of the bike path to the satisfaction of the Town Engineer.
 - b) The bike path location shall be revised to reflect any future intersection improvements so that a car entering the project will not block the flow of

traffic in the road if the car must stop for a pedestrian or bike in the crosswalk. The design must allow for one car to safely queue without impeding the flow of the intersection. The area for queuing must also reflect any future expansion of the intersection.

- c) The plans shall be revised to include typical cross-sections for the pedestrian path.
- d) The parking islands shall be revised to serve as storm water infiltration points if this can be done without amending existing State stormwater permits.
- e) The plans shall be revised to introduce canopy trees such as Maple, Ginko, Little Leaf Linden, or other salt resistant trees to the parking islands.
- f) The applicant shall revise the landscape plans to provide landscaping schedules and locations for each phase. The landscaping berm and the landscaping for the Charbonneau property shall be part of the first phase.
- g) The westerly parking lot near building #13 shall be reconfigured to comply with Section 804.1. The parking shall be located behind a building and screened from Severance Road. The nine (9) parking spaces shown within the required front yard setback of 45 feet along Blakely Road shall be reconfigured to comply with the Zoning Regulations. The parking spaces shall be moved out of the front yard setback area and the entire parking area must be fully screened from Blakely Road.
- h) The proposed Lumec Square Lantern L21N-SE shall employ the opal, bronze, or frosted lens finishes to prevent against the bulb being clearly distinguishable in the fixture. Clear lens on lantern fixtures generally give off glare and shall therefore be avoided.
- i) The applicant proposes to relocate a manhole on the Town's collection system. This manhole includes a soil odor filter vent in valve box. A detail of this system shall be included on the plans. The new gravity service line that enters this manhole shall have an invert at least 0.3' higher than the invert out. All the sanitary work shall be coordinated on one set of plans.
- j) The landscaping plan shall be revised to show the berm contour as raised at least seven feet from grade.
- k) The plans shall be revised to show an increase in the width of approximately 33 linear feet of Center Drive East, in front of Building No. 1, from the present minimum width of 12' to at least 16' wide to the satisfaction of the Town's Life Safety Inspector.
- l) The plans shall be revised to provide set-up space for the Colchester Center Fire Company's current tower truck to the satisfaction of the Town's Life Safety Inspector. This shall be limited to key fire access points as determined by the Inspector.
- m) The plans shall be revised to show 12 foot travel lanes for the perimeter drive.
- n) The landscape plan shall be revised to remove deciduous trees in the splitter island of the roundabout. These will hinder sight distance and shall be replaced with low growing shrubs.

- o) All plans shall be consistent in content. The Civil Plans for the project that show the road improvements along Blakely Road do not agree with the Blakely Road Improvement Plans. This shall be corrected.
 - p) The left turn lane at the West Drive exit shall be longer to accommodate a large truck of WB-50 as a minimum with WB-67 preferable.
 - q) The entrance/exit to Routes 2 & 7 shall be revised to prohibit illegal turns.
- 3. In accordance with Colchester's Fee Ordinance Chapter 6 ½ - 4 (9) the applicant is responsible for payment of all permit fees as well as for the costs of reviews conducted by third-party consultants/experts requested by the Town. All fees shall be paid prior to or at the time of issuance of a building permit.
- 4. Prior to issuance of a certificate of occupancy for the first residential unit the applicant shall construct and complete the bike path along Blakely Road in its entirety and southerly to the Routes 2 & 7 access road.
- 5. The informal recreation field shall have a grade of not more than 1% from the crown to the edge. The turf shall be consistent with current soccer fields at Colchester parks. This field shall be completed prior to occupancy of phase two.
- 6. Prior to issuance of a certificate of occupancy for phase three, the applicant shall provide the Town with an escrow or letter of credit for \$12,000 for construction of the bike path from the Routes 2 & 7 access southerly along Routes 2 & 7 to the southern property line of the property with the escrow or letter of credit not to exceed a period of five years.
- 7. Prior to issuance of a building permit, the applicant shall submit to the Town \$5,000 for the purposes of preparing a conceptual plan to link the Routes 2 & 7 bike path along the circumferential highway to the existing Town bike path easement off of Hawkes Way.
- 8. Prior to issuance of a building permit for the bike path, the applicant shall provide bicycle signage details to the satisfaction of the Town Engineer.
- 9. Prior to issuance of a certificate of occupancy for the first residential unit, the tot lot with two swings and appropriate surfacing underneath the structure, such as woodchips, shall be completed.
- 10. The association shall be responsible for the maintenance and replacement of all proposed recreation amenities. The association shall bear the responsibility of scheduling use of the amenities. The recreation amenities shall be privately owned.
- 11. The association shall be responsible for constructing all bus related infrastructure recommended by the CCTA at such time as service is extended to Severance Corners.

12. All dumpsters shall be fully screened and placed in accordance with the approved plans and Article XVIII, Section 1838 of the Zoning Regulations and shall not adversely affect circulation, parking, or be prominently sited on the property.
13. No loading docks are approved at this time. Loading docks for individual buildings will be reviewed at the time a site plan is submitted for the individual building for conformance with the Zoning Regulations.
14. No on-site or community disposal systems are approved for the project at this time.
15. Waivers of interior front yard setbacks of down to zero are hereby given. Waiver of the Planned Unit Development and Planned Residential Development buffers down to zero is also hereby given in order to facilitate transition between this project and future projects.
16. No excavation, site development, or building construction shall occur until the applicant has obtained all necessary permits from the Town of Colchester in accordance with the Building, Zoning, Health and other applicable ordinances.
17. Prior to issuance of the first Certificate of Occupancy, the applicant shall submit correspondence from the Champlain Water District stating that there is sufficient water storage to service the project as stated herein and including all phases.
18. Prior to obtaining the first building permit, the applicant shall submit correspondence from the appropriate Fire District #3 stating that the District has reviewed and approved proposed water service and design.
19. No signage is approved at this time. Prior to erection of any and all signage, a sign permit application shall be submitted by the applicant then reviewed and approved by the Zoning Administrator.
20. Prior to issuance of the first building permit, the erosion control plan shall be supplemented to state that any silt fence/hay bale dams with more than 50% silt buildup shall be cleaned. A note shall also be added to the drawings prior to issuance of the first building permit that the erosion control shall be augmented in the field during construction as deemed necessary by the Town Engineer.
21. Once the permanent erosion control is in place, the downstream receiving channels shall be inspected by the applicant's engineer after every storm event and weekly during spring run-off until one year after total project completion. Any downstream erosion of the receiving channel shall be repaired and a plan for correction of the problem shall be reviewed and approved by the Town Engineer. After one year of operation after final completion, the downstream channel shall be inspected yearly for erosion by the applicant and a report submitted to the Town Engineer's satisfaction.

22. Prior to issuance of a building permit, the applicant shall complete an evaluation and documentation of the condition of the downstream channel to the satisfaction of the Town Engineer.
23. Prior to obtaining a site development permit, the soil erosion plans shall be revised and supplemented to include a requirement that any disturbed area not actively worked for a period of a month or more shall have a temporary seeding with annual rye or be mulched. This temporary seeding or mulching shall be performed even if final grade has not been obtained.
24. Approval of this application does not constitute final approval of the sewage system design for construction. A sewage permit shall be obtained before construction begins and additional reviews and requirements may apply. No floors drains are allowed to be connected to the sanitary system without written approval of the Public Works Department. All discharges shall conform to requirements of Chapter 10, Sewers, as found in the Code of Ordinances for the Town of Colchester.
25. Disposal of excavated earth material, stumps, brush, or other material removed from this site shall take place at a location properly permitted for such activity. Placement of fill material in Colchester requires a permit to be obtained by the owner of the land to be filled. Placement of material from this site not in compliance with this permit or without a permit shall constitute a violation of this approval.
26. Recreation and school impact fees, in effect at the time a building permit is applied for, shall be paid prior to issuance of individual building permits.
27. The project shall be constructed and operated in accordance with the submitted application documents, the stamped approved plans, the Findings of Fact and Order, the Colchester Zoning Regulations and Subdivision Regulations. There shall be no change in the proposed use or approved plans without prior approval of the Town. The Development Review Board reserves the right to review and issue supplementary Findings of Fact and Order for any substantial change in the project approved herein. Any unauthorized change in construction or use from this approval shall be grounds for revocation of the Order and Approval.
28. The Final Plat plan shall be recorded in the Town of Colchester land records within 90 days or this approval is null and void. The Final Plat plan shall be in the form of a mylar copy (18" by 24") depicting a metes and bounds survey of the approved subdivision and shall identify a minimum of three witness monuments located, or to be located, on the property with boundaries referenced to the Colchester Plane Coordinate System (coincident with the Vermont Plane Coordinate System) based on the 1983 North American Datum. Such monuments shall be established at a minimum survey error of closure of 1:10,000. All plans to be recorded shall meet the requirements of the Town of Colchester's "Specifications for the Submission of

Survey or Boundary Line Adjustment Mylars to be Recorded in the Town Land Records" Policy. The plan shall be signed by the Development Review Board Chair or Clerk prior to recording.

29. Prior to recording the Final Plat plan, the applicant shall submit a copy of the survey plat in digital format (Colchester Plane Coordinate System) meeting the Town of Colchester "Specifications for the Submission of Survey Plats, Final Plat Plans & Boundary Line Adjustments in Digital Form" Policy. The format of the digital information shall require approval of the Town Planner. Upon certification by the Chairman or Clerk, the mylar copy shall be submitted to the Town Clerk to be filed in the Town Land Records.
30. Prior to the issuance of the first building permit the property front line corners for each lot shall be established with witness stakes or iron pins. Prior to issuance of a Certificate of Occupancy said property line corners shall be established with permanent monumentation.
31. Record drawings shall be submitted to, and approved by the Town Engineer prior to acceptance of any public improvements. Record drawings shall be submitted compatible with the Colchester Plane Coordinate System.
32. By acceptance of these Findings of Fact and Order the Permittees agree to allow representatives of the Town of Colchester access to the property covered by the approval for the purpose of ascertaining compliance with all local regulations and with this Order.
33. Prior to the issuance of the first building permit for the proposed development the applicant shall submit and receive approval of the following:
 - a) A subdivision improvement agreement (or similar form approved by the Town Attorney) with the Town that includes sufficient surety which guarantees the installation of all required public improvements and warrants their performance for a two-year period following final construction inspection and approval. The amount of the surety shall be approved by the Town Engineer, and the form and execution of the surety and development agreement shall be approved by the Town Attorney. For the purposes of this section all work in public roadways, bike paths, traffic signage, streetlights in Town right-of-way, and drainage improvements and other public infrastructure shall be considered public improvements.
 - b) Adequate surety to guarantee the installation and performance of the approved landscaping for each phase of the project.
 - c) Executed warranty deeds for all rights-of-way and easements to be dedicated to the Town, and a Certificate of Title showing the title to be free and clear of all encumbrances. Deeds and certificates shall be approved by the Town Attorney. Approval of deeds by the Town does not constitute acceptance of the right-of-way. The Town may release all interest to the easements or right-of-way at any time.
 - d) Septic easements shall be provided as required by the Town Engineer.

- e) All association documents, which must be reviewed and approved by the Town's Attorney prior to issuance of any site development or building permits.
 - f) The applicant shall submit and receive approval for street names for all new roads from the Assessor as per the E-911 naming system.
 - g) A sanitary sewer maintenance plan shall be approved by the Town Engineer.
 - h) A minimum of 25% of the project shall be designated as permanently restricted open space. The covenants for this open space shall be to the satisfaction of the Town's Attorney. This open space covenant shall include measures for how the association will maintain the open space in perpetuity.
 - i) The applicant shall provide a performance bond for the proposed streets, paths, and sidewalks for each phase prior to issuance of the first building permit for each phase, to guarantee the performance of the infrastructure.
34. The Town may require full time inspection during installation of any public improvements; by the Town's designated inspector to be paid by the permittee.
35. Prior to issuance of a building permit, the Town's Attorney shall approve all association documents. The association documents shall include provisions for road, sidewalk, light fixture, landscaping, sewer, water, stormwater and other project amenity maintenance, replacement, and associated fees. The association documents shall clearly state that the road network for the project is private and will not be accepted by the Town. The association shall also provide provisions for a security force that can enforce private parking covenants and provide adequate policing for the project. The Town's Attorney will review the final covenants at the applicant's expense.
36. The project's network of roads, sidewalks, and walking paths shall remain private. As such, the Town of Colchester shall not accept any liability for the condition, maintenance, or repair of these facilities. It shall also be the applicant's or duly designated association's responsibility to enforce traffic, parking, and other forms of usage on these networks.
37. Prior to issuance of a Certificate of Occupancy, the Town Engineer or designee shall conduct an inspection of any public improvements. Such improvements, to the extent that they affect safe occupancy of the property, shall be substantially complete and satisfactory for Town acceptance. No Certificate of Occupancy of the first residential unit shall be issued prior to installation, completion, and formal acceptance by the Town of all public improvements excepting traffic improvements. No Certificate of Occupancy for the last building of the phase shall be issued until the applicant has completed traffic improvements called for in the warrant analysis performed for that particular phase as well as all previous phases.
38. The proposed private roads shall be constructed in accordance with the "Public Works Standards" in all ways excepting road width and intersection geometries.

39. At the time of site plan application for each individual building, the building shall comply with NFPA 101 (Life / Safety Code) and all referenced codes within NFPA 101. This review shall include interior floor plan, building design, the location of exterior features such as hydrants and Fire Department Connections, signs, street lights, trees, and other landscaping features. All buildings shall meet State and local Building Codes.
40. At no time shall the project have less than two points of access or deficient fire access as per NFPA 1 and NFPA 101 and all referenced codes within these documents. A gated temporary emergency entrance on Blakely Road or Routes 2 & 7 may be constructed and maintained clear of snow in one of the earlier phases of this project to this end. Prior to issuance of the first certificate of occupancy in the second phase, all temporary emergency access points shall be removed.
41. At the time of site plan review, Building #7 shall have adequate parking within the building to service the proposed uses in the building. Building #7 shall also provide one of the following measures:
 - a. A redesigned footprint that allows a minimum of 25% access to at least one side of the building, not including the front of the building.
 - b. Construction of fire proof exterior balconies, on the 2nd and 3rd floors, along the entire length of one or two sides of the building to allow residents to exit the side(s) and approach the front edge of the building.
 - c. Construction of a fire lane along the southern side of the buildings. The lane would need to be plowed in the winter and have a structural width of 24'.
42. The current sewer allocation for this project is 42,000 g.p.d. Each individual building will require site plan approval prior to issuance of any building permits. Neither site plan approval nor building permit shall be given that exceeds the 42,000 g.p.d. allocation unless the applicant receives prior approval for additional allocation from the Town Public Works Department. With approval of sewer allocation for this property approved by the Public Works Department usage may be increased.
43. Prior to issuance of a building permit, the sanitary sewer maintenance plan shall be modified to include flushing of the lines as needed but not less than bi-yearly. The lines shall be flushed with vacuum type equipment.
44. All restaurants shall have grease traps that are cleaned as needed but not less than quarterly. The building sewer lateral inverts and the first floor elevations of the buildings are required to be shown on site plans.
45. The green access shall be completed as part of phase one. The green entrance shall be constructed with a right in and out. A left turn in from Blakely Road is optional for construction by the applicant. A dedicated left turn lane on Blakely Road would require widening of Blakely Road and shall not be constructed until the left turn warrant is met. After each phase of the project the applicant shall perform a warrant

analysis for this intersection. If the warrants analysis concluded that further control is required at the green, then an alternatives analysis shall be conducted to determine the best solution for the green entrance. All traffic improvements, warrants analysis, alternatives analysis, and associated costs shall be born solely by the applicant or duly authorized association.

46. After each phase of the project the applicant shall perform a warrant analysis for a dedicated left turn lane for each of the intersections. The traffic engineer shall determine after which building a dedicated left turn lane is need for one or both of the Blakely Road intersections. All traffic improvements, warrants analysis, alternatives analysis, and associated costs shall be born solely by the applicant or duly authorized association.
47. The Western Entrance shall be controlled by a stop condition as part of phase one until after the completion of the fourth building. Prior to issuance of a building permit for the fifth building, the applicant shall perform a warrant analysis for this intersection to determine if a signal at the western entrance is necessary. This analysis shall give consideration to providing safe access to the parcel known as 08-036003-0000000. All traffic improvements, warrants analysis, alternatives analysis, and associated costs shall be born solely by the applicant or duly authorized association.
48. Prior to issuance of a building permit for the second and third phases, the applicant shall conduct a warrant analysis for the project to determine if intersection control is warranted. The alternatives analysis shall take into consideration the intersection to be designed in a way that best meets the needs of the area for the conditions that exist (including proposed development on the northern quadrant). The applicant or duly authorized association shall be responsible for implementing traffic improvements necessitated by this process. All traffic improvements, warrants analysis, alternatives analysis, and associated costs shall be born solely by the applicant or duly authorized association.
49. The roundabout at the green is not approved at this time. At such time that the alternatives analysis requires that a roundabout be constructed, the roundabout design shall meet the following standards:
 - a. The roundabout shall be designed to accommodate all traffic, including trucks, so that the vehicles can transit the control device within the designated travel lane.
 - b. The proposed right-of-way for the roundabout shall be large enough to accommodate a properly sized roundabout as well as future expansion needs (such as a two lane roundabout).
50. Prior to issuance of a building permit, the application shall provide an offer of dedication for additional right of way on Blakely Road to the Town Engineer's satisfaction.

51. At such time as the State of Vermont conducts improvements to the Severance Corners intersection, the applicant or duly authorized association shall pay 25% of the project cost. This amount may be reduced by the State of Vermont. It is the applicant's or duly authorized association's responsibility to submit proof of this reduction to the Town.
52. Each building shall require site plan approval prior to construction. This application is only for the site master plan and not for any specific buildings at this time. The Development Review Board shall utilize section 21 of the application "Design Guidelines and Development Standards" pages 17 through 22, pages 43 through 44, and the building "typologies" to evaluate the site plan applications and ensure that the proposed buildings are in keeping with the intent of the project master plan. The Board shall also utilize the Land Use Diagram on sheets 3, 3A, 4, and 4A of the application to ensure that the proposed buildings are in keeping with the intent of the project master plan especially in terms of height. In addition to building design, the site plan review process shall also evaluate sewage flows (cumulative impact statement), traffic in the context of the warrant analysis, and parking requirements for the proposed building. Approval of parking in excess of the required minimum in the Zoning Regulations in effect at the time should be avoided. The site plan review process should also follow all requirements for site plan review in effect in the Colchester Zoning Regulations at the time the application is submitted.

IV. APPEAL RIGHTS

You have a right to appeal this decision to the Vermont Environmental court, pursuant to 24 V.S.A. § 4471 and V.R.C.P. 76, in writing, within 30 days of the date this decision is issued. The fee is \$150.00. If you fail to appeal this decision, your right to challenge this decision at some future time may be lost because you waited too long. You will be bound by the decision, pursuant to 24 V.S.A. § 4472 (d) (exclusivity of remedy; finality). This also applies to any interested person(s) who may have had a right to appeal.

Dated at Colchester, County of Chittenden, State of Vermont this 9th day of July 2003.

Zafar Bhudench
Dan P. King
Angela Macdonald

[Signature]
[Signature]

DEVELOPMENT REVIEW BOARD

53. The applicant shall follow phasing schedule listed below with the exception that staff may approve a 20% deviation from the phasing of commercial / residential percentages proposed for each phase. Phase one shall be 50% completed within two (2) years of the date of approval or the approval shall be null and void. Phase two shall be completed within four years or the approval shall be null and void. Said requirements shall be extended by any action caused by court proceedings.

SEVERANCE CORNERS VILLAGE CENTER

Phasing Schedule

Colchester Final Plat Application

PHASE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9
13	1	1	1	1	1	1	1	1	1
12	1	1	1	1	1	1	1	1	1
1	1	1	1	1	1	1	1	1	1
2	1	1	1	1	1	1	1	1	1
3	1	1	1	1	1	1	1	1	1
4	2	2	2	2	2	2	2	2	2
11	2	2	2	2	2	2	2	2	2
10	2	2	2	2	2	2	2	2	2
5	3	3	3	3	3	3	3	3	3
6	3	3	3	3	3	3	3	3	3
7	3	3	3	3	3	3	3	3	3
8	3	3	3	3	3	3	3	3	3
9	3	3	3	3	3	3	3	3	3
TOTALS	86,600	215,772	215,772	152	302,372	28.64%	71.35%		

DEVELOPMENT REVIEW BOARD

MINUTES OF THE MEETING

June 25, 2003

PRESENT: Fran Keyser, Angela MacDonald, Fred Sylvia, David Roy
Chairman Zafir Bludevich

ABSENT: Robert Melillo and Herb Downing

ALSO PRESENT: Sarah Hadd, Town Planner

1. Call Meeting to Order

Mr. Bludevich called the meeting to order at 7:05 p.m.

2. Administer the Oath

Mrs. MacDonald administered the oath to all planning to address the Development Review Board.

3. Hearing of Development Application

- a. Final Plat application of Severance Corners Village Center, LLC, on the behalf of Malcolm and Gladys Severance, to subdivide two existing parcels totaling 42.19 acres into 5 lots which will contain 152 dwelling units and 86,600 square feet of mixed office, commercial, retail and restaurant space. The subject property is located on Blakely Road, Tax Map 8, Parcels 37 and 37-1**
-

Jeff Kolok, Paul Duchesneau, Bob Chamberlain and Jesse Beck were present on behalf of the request.

Mr. Kolok addressed the Board and presented the Final Plat application to the Board and gave a brief synopsis of the history of the project starting in 1999.

Highlights of the presentation included the following:

- 152 units of residential housing – predominately rental;
- 86,600 square feet of commercial space – non-residential;
- it is a goal to maintain inter-connectivity and prepare for the future when septic is available;
- the internal roadways will be private and maintained privately.

Development Review Board – Minutes – June 25, 2003

Mr. Beck addressed the Board and discussed the architectural design of the project. Comments included the following:

- pedestrian activity is key and the building facades are designed to orient themselves with pedestrian activity;
- the buildings do not have fronts and back – all four sides are designed to be whole;
- the building colors will be mixed earth tones to provide variety;
- the plan includes below-grade parking.

Mr. Kolok addressed the staff notes.

Section 801 & 803 – Permitted Conditional Uses

Mr. Kolok stated he is comfortable with the phasing condition.

Section 804 – Design Guidelines

Mr. Kolok accepted the fact that the current Zoning Regulations do not accept the signage and street standards as proposed.

Section 804.1(a) – Building Configurations

Mr. Kolok said there will be a 5 to 7 foot berm with plantings on top to screen the buildings and parking lot from Route 2 & 7.

Section 804.2(a) – Pedestrian Accessibility

Mr. Kolok indicated that they have talked with Town Staff about the notion of extending the bike path along Routes 2 & 7 and an associated fee for a future study to be done. The applicant has no problem with those two items.

Section 804.2(b) – Central Features and Community Spaces

Mr. Kolok stated they have made many of the revisions noted. They will construct a recreational field with a 1% crown. The plan identifies places for the location of bus stops.

Section 804.2 c - Parking

Mr. Kolok said they agree to remove the on street parking on the easterly perimeter of the drive. Regarding the suggested requirement that the parking islands be constructed so as to serve stormwater infiltration points, Mr. Kolok stated they have received a permit from the State of Vermont for stormwater discharge. He said the islands do not contemplate infiltration points at this time. Mr. Kolok requested that they keep the stormwater plan in place as submitted. Revisions were made so nine parking spaces do not encroach in the front yard setback along Blakely Road.

The Board reviewed parking and asked questions about the concept and build-out of parking. Mr. Kolok indicated that it will be necessary for the Town to modify their Zoning Regulations to allow them to utilize any efficiencies that are created on the site.

Development Review Board – Minutes – June 25, 2003

Section 805 – Area and Dimensional Requirements

Mr. Kolok reported that the dimensional variances have been submitted to Town Staff. Mrs. Hadd clarified that the requests are for the PUD and PRD buffers to be waived as well as the interior front yard setbacks, which can be done as part of the subdivision process.

Additional comments from Mr. Kolok included the following:

- prior to recording of Final Plat they will agree to provide an open space management plan;
- agree to the condition regarding second water storage tank and are aware that CWD has water storage issues;
- agree to conditions regarding Section 417.3;
- agree to conditions regarding Section 417.4;
- accept the suggestions of the Town to modify access to Blakely Road;
- will offer a landscape escrow for each phase of the project;
- will landscape along the Charbonneau property as part of the first phase;
- Section 417.8: applicant agrees to 1.1;
- will make a revision to the 33 linear feet in front of building No. 1;
- agree to increase the unobstructed width of the perimeter drive to 24 feet all the way around to Route 7 and that includes the elimination of 18 on-street parking spaces;
- agree to a condition of the permit that they will do one of the three suggestions to meet the fire safety issue for building No.7;
- Section 505: when each phase of construction is started the applicant will secure a performance and payment bond for the scope of construction and can provide assurance to the Town that the bond is in place.

Mrs. Hadd clarified the overall traffic recommendation. The applicant can complete each phase and do a warrant analysis for each phase prior to the construction of that phase. The Town needs to review each phase and what is warranted in terms of traffic for each phase. That process will allow the applicant flexibility when constructing traffic improvements. With regard to a round-a- bout, Mrs. Hadd indicated it is not a requirement at this time. It is possible that in 10 years from now, when something needs to be done in terms of traffic, when the project is in the middle of Phase 2 and Phase 3, there may be other alternatives to explore.

Mrs. Hadd reviewed for the record correspondence that has been submitted in the last few days. The first correspondence is a letter from Mr. Kolok regarding playground, school children and security. Also correspondence has been received from Mr. Rathe and Allan Russell.

Following the presentation, the Board asked the applicant and Staff questions pertaining to the application. Areas of discussion included traffic, private roads, and infrastructure improvements.

Development Review Board – Minutes – June 25, 2003

Mr. Bludevich opened the meeting to take comments and/or questions from the public. Mr. Bludevich requested that the comments be addressed to the Board and asked that all comments and or questions be specific to the Final Plat application.

Allan Russell, owner of a lot at Water Tower Hill, said he can't develop his lot because there is not any septic available. He expressed concern that the Town will allow additional development when infrastructure is not in place to serve lots that are presently in place to be developed. Mr. Bludevich responded that the shortage of sewage is an issue but he does not have an answer and believes that it is the Select Board of the Town of Colchester that needs to address that. He further commented that the project will have to meet all sewer requirements before a permit is issued.

Gary Charbonneau, 2462 Blakely Road, asked how close will the road will be to his property? The applicant reported that it appears to be 26 feet away from the property line. Mr. Charbonneau expressed concern for the closeness to his garage and discussed the need for screening. Mr. Kolok reported that at Preliminary Plat they agreed to install a dense screen of evergreens. Mrs. Hadd reported that in the beginning the road will have a "stop" sign and it is probable that a light will be installed after the construction of several buildings. Mr. Charbonneau expressed a strong concern for his ability to ingress and egress his property once the property is developed. There presently are traffic problems which interfere with him exiting and entering his property during peak times. Mr. Chamberlain stated that as long as there is a "stop" sign at the end of the perimeter road there will not be any impact to the traffic flow along Blakely Road. When a traffic signal is installed, and there is question if it will ever be warranted, the worse case scenario will be a wait of 50 seconds. Mrs. Hadd clarified that prior to installation of a light a warrants analysis and alternative analysis should be done by the applicant in coordination with the Town. That process should take the driveway owned by Mr. Charbonneau into account. Mr. Bludevich thanked Mr. Charbonneau for the comments and assured him that the Board would discuss traffic during the deliberative session.

Eben Wolcott, 331 East Road, asked if he can speak to the application even though he is not a direct abutter? Mr. Bludevich granted Mr. Wolcott the opportunity to speak. Mr. Wolcott said he would like to speak about public safety and concern with the Police Department. He said traffic presently backs-up on the State Highway and accidents are occurring and that is the jurisdiction of the local Police Department. Mr. Wolcott encouraged the Town to make sure that the maximum amount of studies possible be done with regard to traffic.

Jim Carroll, 697 Hercules Drive, stated concern for the lack of municipal sewer and traffic off-site. He suggested that those issues be corrected prior to any approval of new development. Any new development can't occur at the expense of existing property. This project has contributed nothing of value to infrastructure and has proposed plans that do nothing to mitigate the impacts that it will have on the infrastructure.

Development Review Board – Minutes – June 25, 2003

Mr. Bludevich interjected and reiterated that the septic issue has to be addressed by the Select Board and the traffic issues were raised previously.

Gail Westgate, on behalf of the owner of lot A-14 at Water Tower Hill, talked about traffic concerns. She expressed concern for the traffic study that was done and questioned whether it was extensive enough to include the Exit 16 corridor. Mr. Bludevich indicated that the traffic study did include the Exit 16 corridor. Additionally, they are concerned about master permitting for a large development when the infrastructure is not in place for the level of development that the master permit is granted. She encouraged the Board to look more carefully at the traffic issues and water and sewer resources before the Town grants a master permit.

Mrs. MacDonald made a **motion** to **close** the public hearing. Mr. Keyser **seconded** the **motion** and it **passed** with a vote of 5 – 0.

4. Additional Business

a. Review of Revised Plan submitted by Ernest Lowder

Mrs. Hadd reviewed with the Board a revised plan depicting the minimum that can afford relief to provide access to the lake.

The Board agreed to review the revised plan in deliberative session.

5. Findings of Fact and Order

Mr. Keyser made a **motion** to **approve** and sign the following Findings of Fact:

- Dirk Dressel Estates: Conditional Use, Approval
- Lawrence Gordon: Variance, Denial
- St. Andrew's Episcopal Church: Variance, Approval

Mr. Roy **seconded** the **motion** and it **passed** with a vote of 5 – 0.

6. Minutes – June 11, 2003

A **motion** was made by Mr. Sylvia and **seconded** by Mrs. MacDonald to approve the minutes of June 11, 2003. The **motion** **passed** with a vote of 5 – 0.

7. Review Future Agenda: July 9, 2003

The Board reviewed the applications scheduled for July 9th.

Development Review Board – Minutes – June 25, 2003

ADJOURNMENT

There being no further business to be brought before the Board, a motion was made and seconded to adjourn the meeting. All members of the Board voted in favor of the motion and the meeting was adjourned at 9:00 p.m.

The Board held a deliberative session.

Mr. Sylvia made a **motion** to **approve** the Final Plat application of Severance Corners Village Center, LLC, on the behalf of Malcolm and Gladys Severance, to subdivide two existing parcels totaling 42.19 acres into 5 lots which will contain 152 dwelling units and 86,600 square feet of mixed office, commercial, retail and restaurant space with conditions.

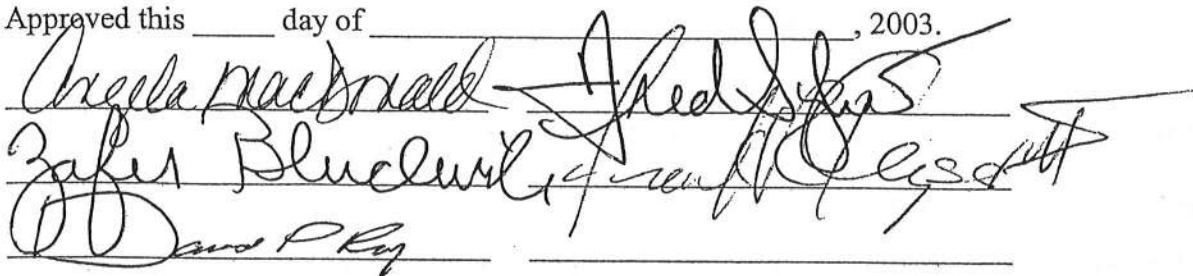
The subject property is located on Blakely Road, Tax Map 8, Parcels 37 and 37-1. Mr. Keyser **seconded** the **motion** and it **passed** with a vote of 5 – 0.

Mr. Roy made a **motion** to **approve** the revised plan submitted by Ernest Lowder with the condition that a 4 ft. cedar hedge be planted to screen the platform from the lake or other suitable landscaping as approved by Staff. Mr. Sylvia **seconded** the **motion** and it **passed** with a vote of 5 – 0.

Respectfully submitted,

Lisa Riddle, Development Review Coordinator

Approved this _____ day of _____, 2003.

The block contains several handwritten signatures in black ink. From left to right, the signatures appear to be: 'Angela Macdonald', 'Zafar Blueclark', and a signature that looks like 'David P. Roy'. There are also some overlapping and less legible signatures to the right.

DEVELOPMENT REVIEW BOARD

SECTION A

MUNICIPAL RESOLUTION

RESOLUTION

Whereas, the Town of Colchester has designated Severance Corners as a local growth center for over a decade.

Whereas, Colchester is the second largest municipality in Vermont, with a diverse community in many ways, however lacking a historic downtown.

Whereas, with the creation of a town center, Colchester will become more unified and cohesive.

Whereas, the benefits of a designated town center would provide the Town of Colchester with many extra resources that would allow for more services to the community.

Now therefore it be resolved on this 17th day of May 2007, the legislative body in the Town of Colchester approves the town's application for New Town Center Designation under 24 USA Chapter 76A and requests acceptance for its Downtown Development application.


L. Richard Paquette

Roger Derby


Marc Landry

Edward Ploof, Jr.


Brian McNeil

COLCHESTER SELECT BOARD

SECTION B

**NOTIFICATION TO REGIONAL
PLANNING
&
REGIONAL REDEVELOPMENT
AUTHORITY**

1. NAME

2. DATE

3. TIME

4. LOCATION

5. REMARKS



Town of Colchester

Planning & Zoning Department

P.O. Box 55, 835 Blakely Road
Colchester, Vermont 05446

Select Board

L. Richard Paquette
Edward Ploof, Jr.
Chris Conant
Marc Landry
Roger Derby

Town Manager

Albin Voegelé
264-5501

Director of Planning & Zoning

Brenda Green
264-5601

Town Planner

Sarah Hadd
264-5602

Building Inspector

C. Kittle
264-5605

Life Safety Officer

Roland Brouillard
264-5607

Development Review

Coordinator

Lisa Riddle
264-5604

Building/Zoning

Assistant

Jane Dion
264-5603

Administrative

Assistant

Denise Lathrop
264-5600

File Clerk

Angela Plumb
264-5606

Fax Number

(802) 264-5503

CERTIFIED MAIL

December 28, 2006

Gregory Brown

Executive Director,

Chittenden County Regional Planning Commission

30 Kimball Ave., Suite 206

South Burlington, VT 05403

Re: New Town Center Application for Severance Corners

Dear Mr. Brown:

Pursuant to the Application Guidelines for New Town Center Designation dated September 2006 developed from 24 VSA Chapter 76A, the Town of Colchester wishes to formally notify the Chittenden County Regional Planning Commission of its intent to file for New Town Center designation for a portion of land within the Severance Corners growth center know as The Village at Severance Corners. Please find enclosed a map delineating the proposed area of the New Town Center.

As a part of this process, the Town of Colchester requests a letter of confirmation from the Regional Planning Commission that the Town's current municipal planning process is confirmed.

I thank you in advance for your assistance in the Town's on-going efforts. Should you have any questions, please do not hesitate to contact me directly at 264-5602.

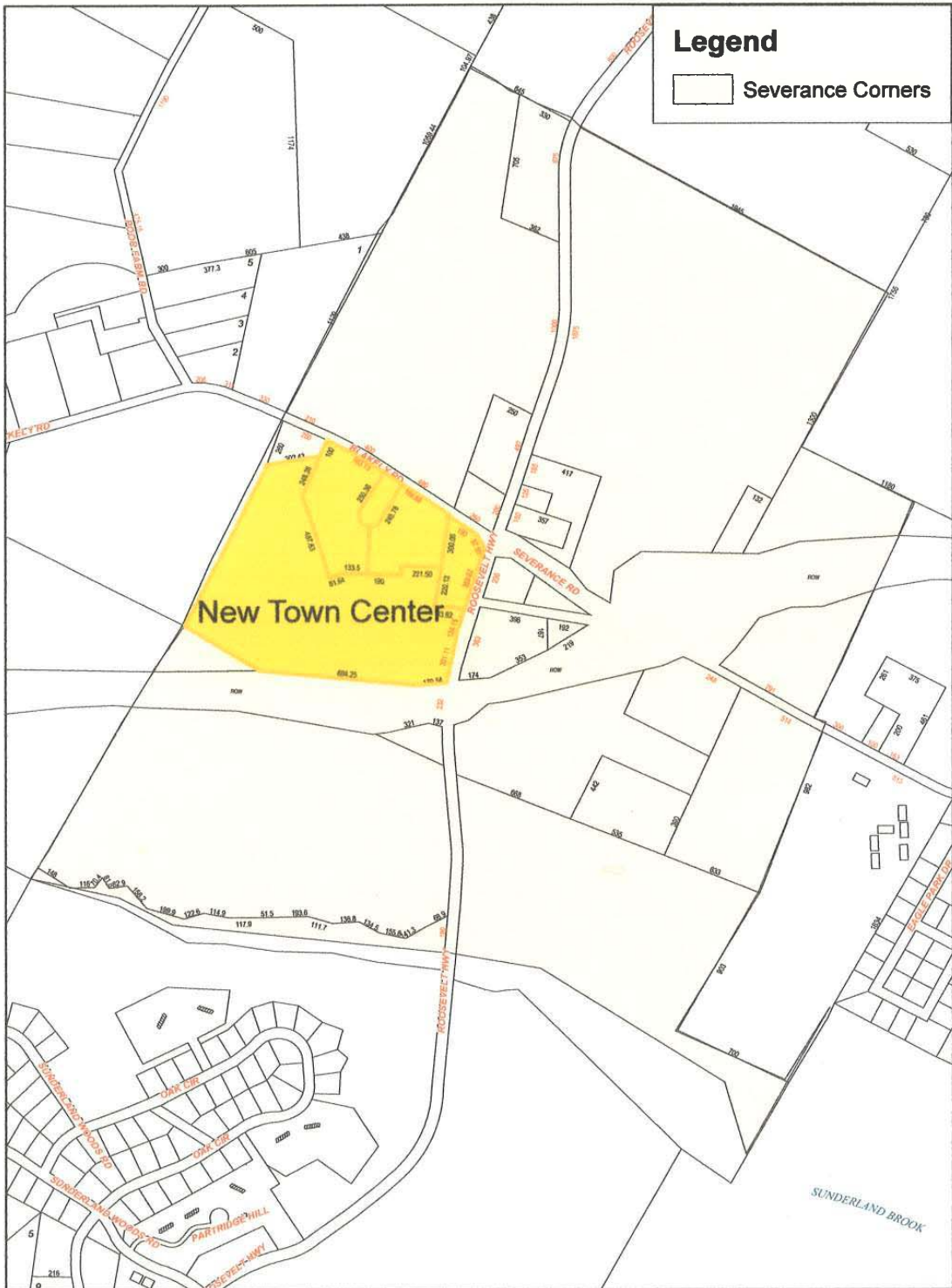
Sincerely,

Sarah H. Hadd
Town Planner

Cc: Frank Cioffi, Greater Burlington Industrial Corporation

*A Community of People, Business, Industry and
Resources working for a better Town.
www.town.colchester.vt.us*

New Town Center within the Severance Corners Growth Center



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Gregory Brown
Executive Director
Chittenden County Regional Planning
Commission
30 Kimball Ave., Suite 206
South Burlington, VT 05403

2. Article Number

(Transfer from service label)

7005 1820 0003 6653 0941

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X Janet Botula

☐ Agent

☐ Addressee

B. Received by (Printed Name)

J Botula

C. Date of Delivery

1-3-07

D. Is delivery address different from Item 1?

☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Frank Ciolfi
Greater Burlington
Industrial Corporation
60 main Street
South Burlington, VT
05401

2. Article Number

(Transfer from service label)

7005 1820 0003 6653 0958

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY**A. Signature**

X Andrea J. Fickers

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Andrea J. Fickers

C. Date of Delivery

1/3

D. Is delivery address different from Item 1?

☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☒ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

TOWN OF COLCHESTER
PLANNING & ZONING DEPT
P.O. Box 55
Colchester, VT 05446

SH

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

TOWN OF COLCHESTER
PLANNING & ZONING DEPT
P.O. Box 55
Colchester, VT 05446

SH

SECTION C

CONFIRMED

RECEIVED

January 9, 2007

802.846.4490 802.846.4494

info@ccrpcvt.org www.ccrpcvt.org

30 Kimball Avenue Suite 206 South Burlington Vermont 05463



- Bolton
- Buel's Gore
- Burlington
- Charlotte
- Colchester
- Essex Junction
- Essex Town
- Hinesburg
- Huntington
- Jericho
- Milton
- Richmond
- St. George
- Shelburne
- South Burlington
- Underhill
- Windsor
- Williston
- Whitehall

January 9, 2007

Town of Colchester
Attention: Sarah Hadd, Town Planner
P.O. Box 55
Colchester, VT 05446

Dear Sarah:

Please be advised that the Chittenden County Regional Planning Commission (CCRPC) confirms the Town of Colchester has complied with all the requirements presented in 24 VSA 4350.

CCRPC reviewed and approved the Town of Colchester's 2002 Comprehensive Plan in accordance with 24 VSA 4350 of the State of Vermont. Following a review of the plan by CCRPC staff, a public hearing was duly warned and heard where a review panel presented questions and comments pertaining to Colchester's Comprehensive Plan. At the closure of the public hearing the review panel indicated it intended to recommend to the Commission approving Colchester's Comprehensive Plan. On August 26, 2002 the Chittenden County Regional Planning Commission voted to accept the recommendation of the Review Committee to approve the Town of Colchester's 2002 Comprehensive Plan.

If you have any questions regarding the approval of the Town of Colchester's 2002 Comprehensive Plan please do not hesitate to contact me by phone at 802.846.4490x26 or by email at stilton@ccrpcvt.org.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Samantha L. Tilton'.

Samantha L. Tilton
Staff Planner

SECTION D

**COMMUNITY REINVESTMENT
AGREEMENT**

COMMUNITY REINVESTMENT AGREEMENT

TOWN OF COLCHESTER New Town Center Development Program

This Agreement executed and entered into on the last date of execution set forth below, by and between the Town of Colchester, a Vermont municipal corporation, acting by and through its duly elected legislative body, the Colchester Select Board (the “Town”), and Severance Corners Village Center, LLC, a Vermont limited liability company, with its principal place of business in the City of Burlington, State of Vermont, the owner and developer of the property located within the proposed town center district (more particularly shown on the Map referenced below as the “Town Center”).

The undersigned, by executing this Agreement, hereby affirm their commitment and willingness to participate, to date as well as in the future, in activities and programs that will support and enhance the economic and social health and viability of the area proposed for “town center” designation.

The undersigned further acknowledge and affirm that the documents listed below, attached hereto and incorporated herein by reference, where required, have been duly adopted under the applicable provisions of state and local law, or where not adopted are part of an ongoing implementation plan intended to comply with the statutory criteria required for new town center designation under 24 V.S.A. Chapter 76A, specifically section 2793(b)(2):

- a. A map of the Town Center;
- b. A copy of the pertinent provisions of the Town’s duly adopted Zoning Regulations allowing densities greater than those allowed outside the Town Center;

- c. A copy of the pertinent provisions of the town's duly adopted Zoning Regulations allowing multi-story and mixed use buildings and mixed uses within the Town Center;
- d. A copy of the pertinent sections of the duly adopted Capital Improvement Programs/Capital Budgets and Programs;
- e. A copy of the pertinent provisions of the Town's Zoning Regulations allowing mixed income housing in the Town Center;
- f. Excerpt from the 2002 Town Plan indicating that the New Town Center at Severance Corners should have community spaces and pedestrian amenities.
- g. Wastewater and Water Supply Systems:
 - i. Documentation from the ANR Wastewater Division indicating that the Wastewater System providing service to the Town Center is currently in compliance with all state requirements;
 - ii. Documentation from the ANR Water Supply Division indicating that the water supply system providing water to the Town Center is currently in compliance with all state requirements.
- h. Wastewater Allocation. The Town of Colchester Public Works Director has issued a wastewater allocation from the Town's public wastewater system to the Town Center, which allocation is adequate to accommodate the planned growth in the Town Center (see attached

“Town of Colchester - Wastewater Allocation and Sewer Connection Permit”);

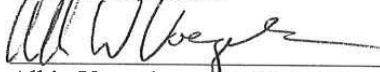
- i. Wastewater Reserve. The Developer has requested and obtained, from both the Vermont Wastewater Division and the Town of Colchester, approval for its wastewater system (copies of the approvals are attached hereto and incorporated herein by reference) as well as an amount of wastewater allocation sufficient to meet the requirements of the full build out of the Town Center as currently planned (see i. above);
- j. Drinking Water System Reserve. Attached hereto is a copy of a letter from the Champlain Water District and Fire District #3 evidencing the designation of allocated reserves for drinking water adequate to accommodate the future planned growth of the Town Center.

The undersigned hereby agree and commit to participate in planning for and developing the Town Center as the community’s central business district and that the Town Center shall be composed of compact, pedestrian-friendly, multi-story, and mixed use development characteristic of a traditional downtown supported by planned or existing urban infrastructure, including curbed streets with sidewalks and on street parking, storm water treatment, sanitary sewers, and water supply.

NOW THEREFORE, BE IT RESOLVED THAT the undersigned support the designation of the Town Center District and affirm and agree to the above listed commitments as part of this Community Reinvestment Agreement.


Executed at Colchester, Vermont this 14 day of May, 2007.

Town of Colchester


Albin Voegele, Town Manager

Executed at Burlington, Vermont this 14 day of May, 2007.

Severance Corners Village Center, LLC


by Robin Jeffers
Duly Authorized

SECTION D

1. DESIGNATED NEW TOWN CENTER

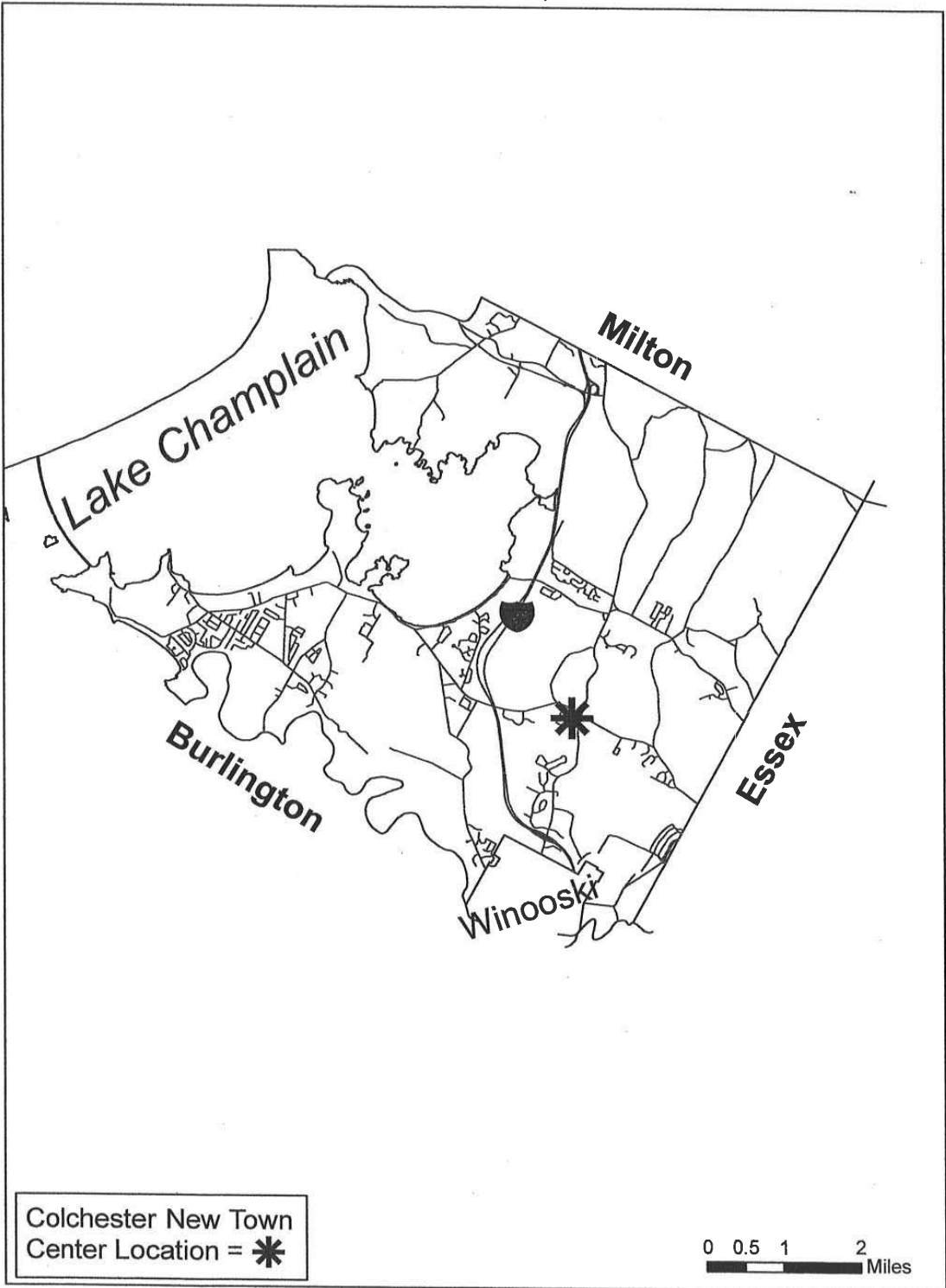
Town of Colchester
Application for New Town Center

The Town of Colchester is located within the northwestern corner of Chittenden County and is bounded by Burlington on the south, South Hero on the west, Milton on the north, and the Town of Essex on the east. The following maps depict the location of Colchester's New Town Center within the geographic area known as Severance Corners. The New Town Center incorporates several parcels of land all under the ownership of Severance Corners LLC and considered part of the same Planned Unit Development.

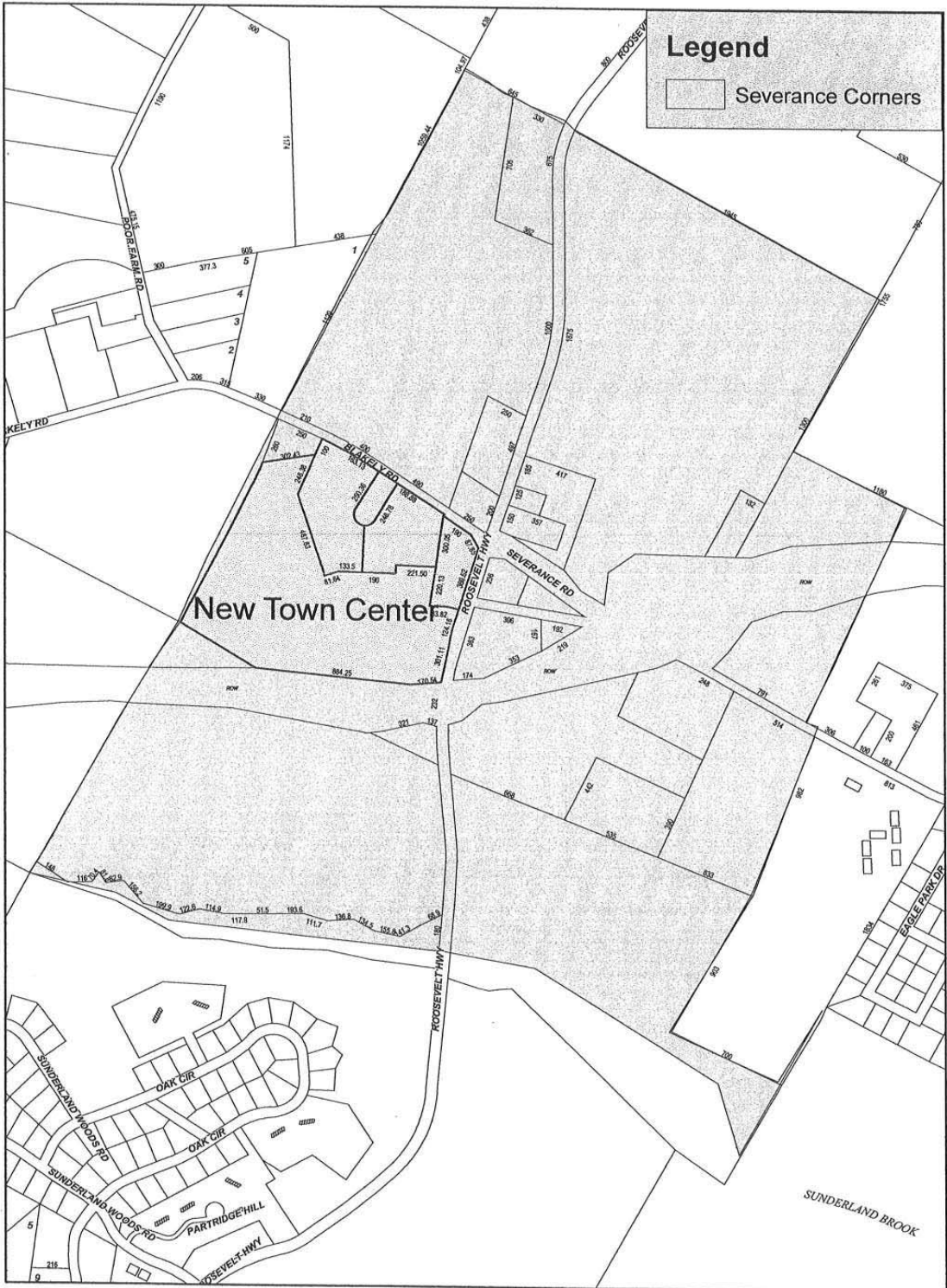
A build-out analysis has not been submitted due to the amendment to the Downtown Development Act contained within S. 148 passed on May 9, 2007 of the 2006-2007 Legislative Session.



New Town Center Location Map Colchester, VT



New Town Center within the Severance Corners Growth Center



SECTION D

2. REGULATIONS ENABLING HIGH DENSITIES – AS ADOPTED

Town of Colchester
Application for New Town Center

The New Town Center is located within the General Development Three (GD-3) Zoning District. This District was designed specifically to create a growth center at Severance Corners and is peculiar only to this geographic area. This District is shown on the enclosed Zoning Map.

The General Development Three (GD-3) District's stated purpose is "to provide compact mixed use development within the Severance Corner's neighborhood. Business and residential uses should be developed which compliment each other. Pedestrian accessibility, aesthetics and public spaces are to be emphasized. Development should occur as planned units, rather than piecemeal. High density should be permitted and encouraged as long as it is complimented, within each development unit, by public amenities, open space, and aesthetic site and building design".

The base density for the GD-3 District is four units per acre. This is the highest density zoning in Colchester aside from the General Development Two (GD-2) District. The GD-2 District is peculiar to the Fort Ethan Allen area of Colchester and was designed to meet a pre-existing situation in which high density zoning was necessitated to allow for the adaptive reuse of the National Register listed Officer's Row housing. It is the Town's wish not to decrease the density permitted at the Fort in the GD-2 District as this would make for a non-conforming area and complicate further use of the Historic District. It is also the Town's wish not to allow for higher density that rivals that of the GD-2 District outside of the current area at the Fort due to the adverse impacts from stormwater created at the Fort.

2. Outside storage for any use shall be confined to the rear yard and shall be screened from view from any side by a sufficiently high wall or fence or by appropriate landscaping such as berms, hedges and /or shrubbery.
3. All equipment maintenance, repair or manufacturing operations shall be within enclosed structures.

4.03 General Development Three GD3

A. Purpose. To provide compact mixed use development within the Severance Corners neighborhood. Business and residential uses should be developed which compliment each other. Pedestrian accessibility, aesthetics and public spaces are to be emphasized. Development should occur as planned units, rather than piecemeal. High density should be permitted and encouraged as long as it is complimented, within each development unit, by public amenities, open space, and aesthetic site and building design.

B. Municipal Plan. These regulations hereby implement the relevant provisions of the Town of Colchester adopted municipal plan and are in accord with the policies set forth therein.

C. Permitted Uses. Those uses indicated in Table A-1 and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

D. Conditional Uses. Those uses indicated in Table A-1 and approved pursuant to Article 8, and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

E. Area, Density, and Dimensional Requirements. In the GD3 District, all requirements of this Section 4.03 and Table A-2 shall apply. Notwithstanding Section 7.06, transfer of development rights, residential density bonuses may be considered by the Development Review Board in accordance with the following standards:

1. The project shall meet the definition of a Planned Unit Development as defined in these regulations and in accordance with Article Nine. With the sketch plan application, the applicant shall submit a density plan in accordance with the general and specific standards of Article Nine additionally and an overview plan noting the ratio of commercial square footage to residential square footage. If the project is at least 50% commercial, the applicant may apply for a 50% residential density bonus (.5 additional units for each unit permissible under the base density). If the project is at least 50% commercial and the majority of the commercial square footage is provided within the same structure as residential units,

- the applicant may apply for a 100% residential density bonus (one additional unit for each unit permissible under the base density); and
2. The project shall provide significant central features and community spaces. The project shall provide at least two design features and two structured spaces. Qualifying design features include towers, arcades, public atrium plazas, completely enclosed walkway connections between buildings, porticos, clock towers, kiosks or and other similar public architectural elements. Qualifying structured outdoor spaces include plazas, patios, courtyards, pedestrian plaza with benches, water feature, or other such focal feature or amenity.
 3. If an applicant has successfully applied and received approval for a 100% density bonus as noted above in #1, the applicant may add up to four additional dwelling units per acre onto the project site per Section 7.06. Maximum overall density shall not exceed twelve dwelling units per acre. The transfer of dwelling units shall either be applied for at Preliminary Plat or as a Major Amendment to the Planned Unit Development.
 4. If a density bonus, as provided herein, is approved by the DRB the final plat order shall specify a phasing plan that keeps conformance with the approved commercial and residential ratios. At no time shall the project deviate from the ratio. The DRB shall consider amendments to the ratios of 10% or less as a minor subdivision amendment. The DRB shall consider amendments to the ratios of 10% or more as a major subdivision amendment. The DRB shall not approve more dwelling units than allowed under the Zoning Regulations in effect at that time.

F. Additional Standards. In addition to the Site Plan, Conditional Use, Planned Unit Development criteria, all development in the GD3 District shall also be subject to the following standards:

1. Siting, building configuration, height, scale and design.

Siting of the buildings and supporting site amenities should respect the concepts expressed below. The objective is to create and maintain a compact streetscape with buildings fronting on the sidewalks along Severance and Blakely Roads, Routes 2 & 7, and new interior roadways. Whenever possible, all parking lots shall be located behind buildings and adequately screened from Severance and Blakely Roads and Routes 2 & 7. Building setbacks for interior roads may be reduced by the Development Review Board as part of an overall PUD approval.

- (a) Building configurations. Buildings should be designed to reduce the visual mass of the structure while creating multiple entrances to spaces that face onto pedestrian walkways.

- (b) Building heights & scale. Buildings should vary yet respect the heights and scale of sequence set by neighboring buildings. One, two, three and four story buildings (up to a maximum of 40 feet in height) are acceptable. The height of the building may be

District	Density	Minimum Lot Size	Frontage	Primary Front Yard Setback	Primary Side Yard Setback	Primary Rear Yard Setback	Acc. Front Yard Setback	Acc. Side Yard Setback	Acc. Rear Yard Setback	Total Lot Coverage Max	Primary Building Height Max	Acc. Building Height Max
R3 Class I	1 du./10,000 sf	10,000 sf	100 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	30 ft	14 ft
R3 Class II	1 du./15,000 sf	15,000 sf	100 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	30 ft	14 ft
R2 Class I	1 du./15,000 sf	15,000 sf	125 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	30 ft	14 ft
R2 Class II	1 du./20,000sf	20,000 sf	125 feet	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	30 ft	14 ft
R1 Class I	1 du./30,000 sf	30,000 sf	150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	30 ft	14 ft
R1 Class II	1 du./40,000sf	40,000 sf	150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	30 ft	14 ft
R5	1 du./5 acres	40,000 sf	300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	30 ft	35 ft
R10	1 du./10 acres	40,000 sf	300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	30 ft	35 ft
GD1 Class I	1 du./10,000 sf	10,000 sf	100 ft	30 ft	10 ft	30 ft	30 ft	10 ft	30 ft	60%	30 ft	30 ft
GD1 Class II	1du./20,000sf	20,000 sf	100 ft	30 ft	10 ft	30 ft	30 ft	10 ft	30 ft	60%	30 ft	30 ft
GD2 Class I	(MU) 1 du/4,356 sf	20,000 sf	100 ft	30 ft	15 ft	30 ft	45 ft	15 ft	30 ft	70 %	35 ft	35 ft
GD2 Class II	(MU) 1 du/10,890 sf	20,000 sf	100 ft	30 ft	15 ft	30 ft	45 ft	15 ft	30 ft	70 %	35 ft	35 ft

Table A-2:Dimensional Standards – Page 1

District	Density	Minimum Lot Size	Frontage	Primary Front Yard Setback	Primary Side Yard Setback	Primary Rear Yard Setback	Acc. Front Yard Setback	Acc. Side Yard Setback	Acc. Rear Yard Setback	Total Lot Coverage Max	Primary Building Height Max	Acc. Building Height Max
GD3	1 du./10,000sf	10,000 sf	100 ft	30	15 ft	25 ft	45 ft	15 ft	30 ft	70%	40 ft	40 ft
GD4	1 du./10,000sf	10,000 sf	100 ft	30	15 ft	25 ft	45 ft	15 ft	30 ft	60%	20 ft eave 34 ft ridge 24 ft flat rooflines	20 ft eave 34 ft ridge 24 ft flat rooflines
COM		20,000 sf	100 ft	45 ft	15 ft	30 ft	45 ft	15 ft	30 ft	Class I 70% Class II 60%	35 ft	35 ft
IND		40,000 sf	150 ft	45 ft	20 ft	25 ft	45 ft	15 ft	15 ft	80%	40 ft	40 ft
AGR	1 du./25 acres	40,000 sf	300 ft	75 ft	50 ft	100 ft	75 ft	50 ft	100 ft	20%	30 ft	40 ft
MHP	1 du./15,000sf	15,000 sf	100 ft	15 ft	10 ft	10 ft	15 ft	10 ft	10 ft	20%	30 ft	14 ft
FP		40,000 sf	300 ft	200 ft	200 ft	200 ft	200 ft	200 ft	200 ft	10%	30 ft	40 ft
CSVD	1 du./40,000sf	40,000 sf	150 ft	30 ft	15 ft	25 ft	30 ft	10 ft	10 ft	30%	30 ft	14 ft

Additional Considerations

(1) = In all districts, total front yard coverage shall not exceed 30%.

(2) = 45 foot front yard setback required for primary and accessory structures on highways (see Article 2.05 Setbacks & Buffers)

(3) = Minimum lot size may be reduced when approved in accordance with Article Nine, Planned Residential Developments

(4) = In an Industrial District side or rear yard setback on any lot abutting a residential use or district shall be 100 ft.

(5) = Setbacks may be reduced in accordance with Article Nine.

(6) = In the Agricultural District, silos and grain elevators shall be excluded from height restrictions.

(7) = The height of buildings may be increased in accordance with Article Two Section Seven.

(8) = Multi-family = MU

(9) = Please consult associated Article and Section in Zoning Regulations for additional considerations and requirements.

(10) In accordance with Section 2.06E herein accessory structure heights may be increased up to up to twenty (20) feet in height or the height of the primary structure whichever is less.

Class I = Municipal water and either municipal sewer or community septic

Class II = Individual on-site septic

SECTION D

3. REGULATIONS ENABLING MULTI-STORY, MIXED USE BUILDINGS AND MIXED USES – AS ADOPTED

Town of Colchester

Application for New Town Center

The New Town Center is located within the General Development Three (GD-3) Zoning District. This District was designed specifically to create a growth center at Severance Corners and is peculiar only to this geographic area.

The GD-3 District provides for mixed uses including residential and commercial as can be gleaned from the enclosed Table of Permissible Uses found in Colchester's Zoning Regulations. It is the wish of the Town to see the New Town Center constructed in a manner in which uses are blended not just within the project area but within buildings. The hope is that traditional downtown-style buildings will be constructed with residential above commercial uses. To promote this concept, Colchester's Zoning Regulations for GD-3 provides for the following incentive:

"If the project is at least 50% commercial, the applicant may apply for a 50% residential density bonus (.5 additional units for each unit permissible under the base density). If the project is at least 50% commercial and the majority of the commercial square footage is provided within the same structure as residential units, the applicant may apply for a 100% residential density bonus (one additional unit for each unit permissible under the base density)"

Table A-2 Dimensional Standards of Colchester's Zoning Regulations, submitted with subsection D2 of this application, provides for a 40-foot height maximum for the GD-3 District; however, heights surpassing 40-feet may be considered by the Town's Development Review Board as part of a Planned Unit Development application as stated in the text of the Zoning Regulations enclosed. The GD-3 District allows for the tallest structures in Colchester.

2. Outside storage for any use shall be confined to the rear yard and shall be screened from view from any side by a sufficiently high wall or fence or by appropriate landscaping such as berms, hedges and /or shrubbery.
3. All equipment maintenance, repair or manufacturing operations shall be within enclosed structures.

4.03 General Development Three GD3

A. Purpose. To provide compact mixed use development within the Severance Corners neighborhood. Business and residential uses should be developed which compliment each other. Pedestrian accessibility, aesthetics and public spaces are to be emphasized. Development should occur as planned units, rather than piecemeal. High density should be permitted and encouraged as long as it is complimented, within each development unit, by public amenities, open space, and aesthetic site and building design.

B. Municipal Plan. These regulations hereby implement the relevant provisions of the Town of Colchester adopted municipal plan and are in accord with the policies set forth therein.

C. Permitted Uses. Those uses indicated in Table A-1 and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

D. Conditional Uses. Those uses indicated in Table A-1 and approved pursuant to Article 8, and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

E. Area, Density, and Dimensional Requirements. In the GD3 District, all requirements of this Section 4.03 and Table A-2 shall apply. Notwithstanding Section 7.06, transfer of development rights, residential density bonuses may be considered by the Development Review Board in accordance with the following standards:

1. The project shall meet the definition of a Planned Unit Development as defined in these regulations and in accordance with Article Nine. With the sketch plan application, the applicant shall submit a density plan in accordance with the general and specific standards of Article Nine additionally and an overview plan noting the ratio of commercial square footage to residential square footage. If the project is at least 50% commercial, the applicant may apply for a 50% residential density bonus (.5 additional units for each unit permissible under the base density). If the project is at least 50% commercial and the majority of the commercial square footage is provided within the same structure as residential units,

- the applicant may apply for a 100% residential density bonus (one additional unit for each unit permissible under the base density); and
2. The project shall provide significant central features and community spaces. The project shall provide at least two design features and two structured spaces. Qualifying design features include towers, arcades, public atrium plazas, completely enclosed walkway connections between buildings, porticos, clock towers, kiosks or and other similar public architectural elements. Qualifying structured outdoor spaces include plazas, patios, courtyards, pedestrian plaza with benches, water feature, or other such focal feature or amenity.
3. If an applicant has successfully applied and received approval for a 100% density bonus as noted above in #1, the applicant may add up to four additional dwelling units per acre onto the project site per Section 7.06. Maximum overall density shall not exceed twelve dwelling units per acre. The transfer of dwelling units shall either be applied for at Preliminary Plat or as a Major Amendment to the Planned Unit Development.
4. If a density bonus, as provided herein, is approved by the DRB the final plat order shall specify a phasing plan that keeps conformance with the approved commercial and residential ratios. At no time shall the project deviate from the ratio. The DRB shall consider amendments to the ratios of 10% or less as a minor subdivision amendment. The DRB shall consider amendments to the ratios of 10% or more as a major subdivision amendment. The DRB shall not approve more dwelling units than allowed under the Zoning Regulations in effect at that time.

F. Additional Standards. In addition to the Site Plan, Conditional Use, Planned Unit Development criteria, all development in the GD3 District shall also be subject to the following standards:

1. Siting, building configuration, height, scale and design.
Siting of the buildings and supporting site amenities should respect the concepts expressed below. The objective is to create and maintain a compact streetscape with buildings fronting on the sidewalks along Severance and Blakely Roads, Routes 2 & 7, and new interior roadways. Whenever possible, all parking lots shall be located behind buildings and adequately screened from Severance and Blakely Roads and Routes 2 & 7. Building setbacks for interior roads may be reduced by the Development Review Board as part of an overall PUD approval.
 - (a) Building configurations. Buildings should be designed to reduce the visual mass of the structure while creating multiple entrances to spaces that face onto pedestrian walkways.
 - (b) Building heights & scale. Buildings should vary yet respect the heights and scale of sequence set by neighboring buildings. One, two, three and four story buildings (up to a maximum of 40 feet in height) are acceptable. The height of the building may be

increased, if the project is developed as a Planned Unit Development (PUD).

(c) Roofs. All roof-mounted-mechanical-equipment and duct work which project vertically more than 1.5 feet above the roof or roof parapet shall be screened by a permanent enclosure which uses materials design and color which are consistent with the color scheme of the building.

2. Pedestrian walkways, circulation, and parking:

(a) Pedestrian accessibility. This section sets forth standards for internal pedestrian circulation systems and sidewalks outside the Town's Right-Of-Way. Continuous internal pedestrian walkways, no less than 5 feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all buildings on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building and store entry points, and shall feature adjoining landscaped areas that includes trees, shrubs, benches, flower beds, ground covers, or other such materials for no less than 50 percent of its length. Sidewalks, no less than 5 feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Such sidewalks shall be located at least six (6) feet from the façade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the façade. Internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways. Pedestrian facilities shall be maintained year round.

(c) Central features & community spaces. Buildings should offer attractive and inviting pedestrian scale features, spaces, and amenities. Entrances and parking lots should be configured to be functional and inviting with walkways conveniently tied to logical destinations. Bus stops and drop-off/pickup points should be considered as integral parts of the configuration. Pedestrian ways should be anchored by special design features such as towers, arcades, public atrium plazas, completely enclosed walkway connections between buildings, porticos, pedestrian light fixtures, bollards, planter walls, and other architectural elements that define circulation ways and outdoor spaces. Examples of outdoor spaces are plazas, patios, courtyards, and window shopping areas. The features and spaces should enhance the building and the center as integral parts of the community fabric. Each establishment subject to these standards shall contribute to the establishment or enhancement of community and public spaces by providing at least

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD 1	GD 2	GD 3	GD 4	GD 4C	COM	IND	AGR	MHP	FP	CS VD
Centers	11.320 Train Yard													C				
	11.330 Bus Station							C	C	C	C	C	P	P				
	11.410 Local							C					C	P				
11.400 Public Garage	11.420 State								C				C	P				
	11.510 Town Hall																	
11.500 Municipal Services	11.520 Community Center		C	C	C	C	C	P	P	P	P	P	P		C			C
	11.530 Police stations		C	C	C	C	C	P	P	P	P	P	P	C	C			C
	11.540 Fire stations		C	C	C	C	C	P	P	P	P	P	P	C	C			C
	11.550 Rescue squad, ambulance services		C	C	C	C	C	P	P	P	P	P	P	C	C			C
								C	C				C	C				
11.600 National guard center																		
11.700 Civil defense operations								C	C					C				
11.800 Post Office								P	P	P	P	P	P	P				
11.900 Essential Service Facility	11.910 Neighborhood		P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P
	11.920 Community or regional		C	C	C	P	P	C	C	C	C	C	P	P	P		C	P
12.000 TOWERS AND RELATED STRUCTURES																		
12.100 Tower	12.110 Less than 50 feet tall		C	C	C	P	P	P	P	P	P	P	P	P	P	C		P
	12.120 50 feet tall or greater		C	C	C	C	C	C	C	C	C	C	P	P	C	C		C
	12.130 Wind Turbine		C	C	C	C	C						C	C	C			C
13.000 TEMPORARY STRUCTURES USED IN CONNECTION WITH THE CONSTRUCTION OF A PERMANENT BUILDING OR FOR SOME NON-RECURRING PURPOSE			P	P	P	P	P	P	P	P	P	P	P	P	P			P
14.000 PLANNED UNIT DEVELOPMENT								P	P	P	P	P	P	P				

1 = Subject to PRD Standards
 Table of uses only. For specific conditions and exceptions see text.
 Table A-1: Table of Uses - Page 10

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD 1	GD 2	GD 3	GD 4	GD 4C	COM	IND	AGR	MHP	FP	CS VD
9.000 STORAGE AND PARKING																	
9.100 Automobile parking garages or parking lots not located on a lot on which there is another principle use to which the parking is related							C	C	C	C	C	P	P				
9.200 Storage of goods not related to the sale or use of those goods on the same lot where they are stored	9.210 Warehousing with all storage within completely enclosed structures											C	P				P
	9.220 Mini-storage with all storage within completely enclosed structures											C	P				
	9.230 Archival Facility									C		P	P				
	9.240 Distribution Facility									C	C	P	P				P
	9.250 Auto, marine, or equipment storage outside completely enclosed structures										C	P	P				
10.000 AGRICULTURAL, SILVICULTURAL, MINING, QUARRYING OPERATIONS																	
10.100 Agricultural operations	10.110 Excluding livestock						P	P			P	P		P		C	P
	10.120 Including livestock						P	P			P	P		P		C	P
10.200 Silvicultural operations		C	C	C	P	P	P	C	C	P	P	P	P	P	C	C	P
10.300 Mining operations					C	C						C	P	C		C	C
10.400 Reclamation landfill													P				
10.500 Firewood operations					P	P							P	P			P
11.000 MISCELLANEOUS PUBLIC AND SEMI-PUBLIC FACILITIES																	
11.100 Cemetery		P	P	P	P	P	P	P	P	P	P	C	C	C			C
11.200 Waste Processing	11.210 Sanitary Landfill																
	11.220 Transfer Station												C				
11.300 Transit	11.310 Train Station						P	P	P	P	P	P	P				

1 = Subject to PRD Standards
 Table of uses only. For specific conditions and exceptions see text.

Table A-1: Table of Uses - Page 9

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD 1	GD 2	GD 3	GD 4	GD 4C	COM	IND	AGR	MHP	FP	CS VD
	6.270 Water-based facilities				C	C	C			C	C	P					
	6.271 Marinas and yacht clubs 6.272 Residential Marine Associations	C	C	C	C	C	C										
6.300 Coliseums, stadiums and all other facilities listed in the 6.100 & 6.200 classifications designed to seat or accommodate more than 1,000 people										C	C	P	C				
7.000 INSTITUTIONAL RESIDENCE, CARE, OR CONFINEMENT FACILITIES																	
7.100 Hospital																	
7.200 Nursing Care Home		P	P	P	P	P	C	P	P	P	C	P		P			P
7.300 Nursing care Institution							C	P	C	P	P	C					
7.400 Mental Health Facility (other than halfway houses)							C	C				C					
7.500 Correctional facilities													C				
7.600 Home-based day care facilities up to six children		P	P	P	P	P	P	P	P	P	P	C	C	P	P	C	P
7.700 Intermediate day care facilities		P	P	P	P	P	P	P	P	P	P	C	C	P	C		P
7.800 Large day care facilities							P	P	P	P	P	C	C	C			C
8.000 RESTAURANTS, BARS, NIGHT CLUBS																	
8.100 Restaurants	8.110 Standard						P	P	P	P	P	P					
	8.111 With outdoor seating 8.112 Without outdoor seating						P	P	P	P	P	P					
8.120 Short-Order	8.121 No drive-up service						C	C	C	C	C	P	C				
	8.122 With outdoor seating						C	C	C	C	C	P	C				
	8.123 Drive-up service allowed										C	C					
8.200 Bars							C	C	C	C	C	C					
8.300 Night Clubs							C	C	C	C	C	C					
8.400 Seasonal Mobile Food Units							C	C	C	C	C	C	C				

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 Table of uses only. For specific conditions and exceptions see text.
 Table A-1: Table of Uses - Page 8

GENERAL CATEGORIES		SPECIFIC USE	R3	R2	R1	R5	R10	GD 1	GD 2	GD 3	GD 4	GD 4C	COM	IND	AGR	MHP	FP	CS VD
5.400 Cultural Facilities such as libraries, museums, art galleries, art centers and similar uses	5.410 Located within a building having a gross floor area not exceeding 500 square feet		P	P	P	P	P	P	P	P	P	P	P					
	5.420 Within a building having a gross floor area exceeding 500 square feet		C	C	C	C	C	P	P	P	P	P	P					
5.500 Social clubs such as, union halls, fraternal clubs and lodges								C	C	C	P	P	P					
6.000 RECREATION & ENTERTAINMENT																		
6.100 Activity conducted entirely within building or substantial structure	6.110 Athletic facility																	
	6.120 Movie theaters	6.121 Seating capacity of not more than 300						C	P	C	P	P	P	C				
		6.122 Seating capacity of more than 300						C	C		C	C	P					
	6.130 Theaters & Music Halls	6.131 Seating capacity of not more than 300						C	C	C	C	C	P					
		6.132 Seating capacity of more than 300						C	C		C	C	P					
6.200 Activity conducted primarily outside enclosed buildings or structures	6.140 Adult Entertainment												C					
	6.210 Recreational facilities –privately owned facilities such as golf and country clubs, etc.					C	C	C	C	C	P	P	P		C		C	C
	6.220 Publicly owned and operated outdoor recreational facilities such as athletic fields, golf courses, tennis courts, swimming pools, parks, etc.	P	P	P	P	P	P	P	P	P	P	P	P	P	C		C	C
	6.230 Stables and arenas for horses					P	P	C	C			P			P			P
	6.240 Racing tracks - automobile and motorcycle													C				
	6.250 Open air markets, farm and craft markets,, produce markets					C	C	P	P	C	P	P	P		P			P
	6.260 Drive-in movie theaters							C			C	C	P					

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 Table of uses only. For specific conditions and exceptions see text.
 Table A-1: Table of Uses - Page 7

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD 1	GD 2	GD 3	GD 4	GD 4C	COM	IND	AGR	MHP	FP	CS VD
operations conducted entirely within fully enclosed building	4.120 Photocopy & printing shop with accessory retail						C	C	C	C	P						
	4.130 Equipment repair							C		P	P	P	P				
	4.131 Small equipment repair																
	4.132 Large equipment repair																
4.200 Operations conducted within & outside fully enclosed building	4.140 Manufacturing & processing distribution & warehousing							C		C	C	P	P				
	4.210 Lumber & contractor's yard									C	C	P	P				
	4.220 Salvage yard												C				
	4.3 Slaughter House																
5.000 EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES																	
5.100 Schools	5.110 Elementary and secondary including associated grounds and athletic and other facilities	C	C	C	C	C	P	P	P	P	P			C			C
	5.120 Trade or vocational schools						P	P	P	P	P	P	P				
	5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)						P	P	P	P	P	C					
5.200 Religious Use (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)	such as churches, synagogues, and temples	C	C	C	C	C	P	P	P	P	P	P		C			C
5.300 Orphanage							C	C		C	C						

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 Table of uses only. For specific conditions and exceptions see text.
 Table A-1: Table of Uses - Page 6

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD 1	GD 2	GD 3	GD 4	GD 4C	COM	IND	AGR	MHP	FP	CS VD
	3.250 Artist Production Studio																
	3.260 Funeral home				C	C	P	P	P	P	P	P	C	C			C
	3.270 Crematorium						P	P	P	P	P	P					
	3.280 Drycleaner & Laundromat						C	P	P	P	P	P					
	3.281 Majority of business is walk-in or self-serve																
	3.282 Majority of business is not walk-in						C				C	C	P				
	3.291 Veterinary Clinic				C	C	C	C	C	P	P	P		C			C
	3.290 Animal Services																
	3.292 Kennel				P	P				C	C	P	C	P			P
	3.293 Grooming Facility				C	C	C	C	P	P	P	P		C			C
3.300 Automotive Services	3.294 Animal Shelter				C	C				C	C	P		C			C
	3.311 Without body work									C	P	P	P				
	3.312 With body work										C	C	P				
	3.320 Body Work										C	C	P				
	3.330 Car Wash										C	P	C				
	3.340 Gasoline Sales										C	P	C				
4.000 MANUFACTURING & PROCESSING, OF GOODS, MERCHANDISE AND EQUIPMENT	3.341 Without Service & Repair											P	C				
	3.342 With Service & Repair																
4.100 All	4.110 Printing & binding production facilities										C	P	P	P			

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 Table of uses only. For specific conditions and exceptions see text.
 Table A-1: Table of Uses - Page 5

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD 1	GD 2	GD 3	GD 4	GD 4C	COM	IND	AGR	MHP	FP	CS VD
	2.420 With associated service & repair											C	C				
	2.510 Without Installation						P	P	P	P	P	P	C				
2.500 Automotive Accessory Sales							C	C			C	P	C				
	2.520 With Installation						C	C	C	P	P	P	P				
2.600 Rental	2.6100 General Merchandise						C	C	C	P	P	P	P				
	2.620 Equipment										C	P	P				
	2.630 Automobile											C	P				
3.000 OFFICE & SERVICES																	
3.100 Office	3.110 General Office						P	P	P	P	P	P	C				
	3.120 Research Facility or Laboratory						C	C	C	C	C	P	P				
	3.130 Medical Office						P	P	P	P	P	P	P				
	3.131 With not more than 10,000 square feet of gross floor area																
	3.132 With greater than 10,000 square feet of gross floor area						C	P	C	C	C	P					
	3.133 With Clinic																
3.200 General Services	3.210 Radio & Television Studio						C	C	C	C	C	P					
	3.220 Financial Institution						P	P	P	P	P	P	P				
	3.230 Banks						P	P	P	P	P	P	C				
	3.231 With drive-up windows						C	C	C	C	C	P					
	3.232 Without drive-up windows						P	P	P	P	P	P					
	3.240 Personal or Business Service						P	P	P	P	P	P	P				

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 Table of uses only. For specific conditions and exceptions see text.
 Table A-1: Table of Uses - Page 4

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD 1	GD 2	GD 3	GD 4	GD 4C	COM	IND	AGR	MHP	FP	CS VD
	2.142 With store area greater than 5,000 s.f. & supermarkets						C	C			C	P					
	2.150 Wholesale Establishment						C	C		C	C	P	P				
	2.151 With store area less than 10,000 s.f.											P	P				
	2.152 With store area more than 10,000 s.f. but less than 50,000 s.f.											P	P				
	2.152 With store area greater than 50,000 s.f.											P	P				
	2.171 Small equipment							C			C	P	C				
	2.172 Large equipment										C	P	P				
	2.180 Commercial Greenhouse				P	P	P	P	P	P	P	P		P			P
	2.190 Roadside stands for the sale of produce grown on the premises				P	P	P	C	P	P	P	P		P			P
2.200 Mobile Home Sales & Rental												C	C		C		
2.300 Marine Sales	2.310 Without associated service & repair						C					P	C				
	2.320 With associated service & repair						C					C	C				
2.400 Automobile Sales	2.410 Without associated service & repair											C	C				

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 Table of uses only. For specific conditions and exceptions see text.
 Table A-1: Table of Uses - Page 3

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD 1	GD 2	GD 3	GD 4	GD 4C	COM	IND	AGR	MHP	FP	CS VD
1.800 Planned Residential Development		P	P	P	P	P	P	P	P	P	P			P	P		P
2.000 SALES AND RENTAL OF GOODS																	
2.100 General Sales	2.110 Convenience store						P	P	P	P	C	P	C				
	2.111 With gasoline sales																
	2.112 Without gasoline sales						P	P	P	P	P	P					
	2.120 Shopping Center						P					P					
	2.130 Retail Sales						P	P	P	P	P	P					
	2.131 With store area less than 10,000 s.f. without drive-up						P	P	P	P	P	P					
	2.132 With store area less than 10,000 s.f. with drive-up						C	C	C	C	P	P					
	2.133 With store area more than 10,000 s.f. but less than 50,000 s.f. without drive-up											P					
	2.134 With store area more than 10,000 s.f. but less than 50,000 s.f. with drive-up											P					
	2.135 With store area greater than 50,000 s.f. without drive-up											P					
	2.136 With store area greater than 50,000 s.f. with drive-up											P					
	2.137 Retail sales with a significant component of goods sold being produced on the premises						P	P	P	P	P	P					P
2.140 Retail Food Establishment	2.141 With store area less than 5,000 s.f.						P	P	P	P	P	P					

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 Table of uses only. For specific conditions and exceptions see text.
 Table A-1: Table of Uses - Page 2

GENERAL CATEGORIES	SPECIFIC USE	R3	R2	R1	R5	R10	GD 1	GD 2	GD 3	GD 4	GD 4C	COM	IND	AGR	MHP	FP	CS VD
1.000 RESIDENTIAL																	
1.100 Single-Family Dwelling	1.110 Detached, one dwelling unit per lot																
	1.111 Site-built and modular structure	P	P	P	P	P	P	C	P	P	P			P			P
	1.112 Mobile home	P	P	P	P	P	P	C	P	P	P			P	P		P
	1.113 Occupant is directly engaged with on-premises commercial use						P	C	P	P	P	P					
	1.120 Detached, more than one dwelling per lot	P1	P1	P1	P1	P1	P1	C1	P1	P1	P1			P1			P1
	1.121 Site-built																
	1.122 Mobile home park														P1		
1.200 Two-Family Dwelling	1.210 Duplex	P	P	P	P	P	P	P	P	P	P			P			P
	1.220 Primary residence with accessory apartment	P	P	P	P	P	P	C	P	P	P			P			P
1.300 Multi-Family Dwelling	1.310 Multi-family residence	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1			P1			P1
1.400 Dwellings Emphasizing Special Services, Treatment or Supervision	1.410 Residential Care Home	P	P	P	P	P	P	C	P	P	P			P			P
	1.440 Halfway house											C					
	1.450 Congregate Housing	P1	P1	P1	C	C	P1	P1	P1	P1	P1	C1		C			C
1.500 Miscellaneous, Rooms for Rent Situations	1.510 Boarding house	P	P	P	C	C	P	P	C	C	C			C			C
	1.520 Bed & Breakfast	P	P	P	P	P	P	P	P	P	P			P			P
	1.530 Hotel & Motel						C	C	C	C	C	C					
	1.540 Extended Stay Hotel						C	C	C	C	C	C					
	1.550 Campground											P					
	1.560 Primitive Campground													C			C
1.600 Temporary Emergency, Construction and Repair Residences		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
1.700 Home Businesses	1.710 Home occupations	P	P	P	P	P	P	P	P	P	P			P	C		P
	1.720 Home businesses				C	C	C	C	C	C	C			C			C

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 Table of uses only. For specific conditions and exceptions see text.
 Table A-1: Table of Uses - Page 1

SECTION D

4. CAPITAL IMPROVEMENT PROGRAM OR CAPITAL BUDGET

i. RECREATION DEPARTMENT BUDGET

Town of Colchester
Application for New Town Center

The Town of Colchester does not have a capital improvement program but rather individual capital budgets and programs for recreation, public works, and the schools which has been duly adopted and are in compliance with Title 24. Enclosed are current capital budgets and programs for the Colchester's Recreation Department, School District and Department of Public Works.

The Colchester New Town Center is fully encompassed by one project: Severance Corners Village, LLC. This project has limited public infrastructure. While wastewater and water service to the project site are public, private systems are proposed within the project. Internal streets, sidewalks, parking, stormwater treatment facilities, lighting, and other pedestrian amenities are private and are maintained by the Master Association for the project. The Developer which brought this project through the permitting process requested that the project's infrastructure be privatized to allow for reduced street widths, on-street parking, and a variety of other new-urbanism, smart-growth concepts. The infrastructure costs are therefore being borne by the developer. Legal documents have been approved by the Town and recorded to ensure the long-term viability of this project and its infrastructure. Unlike a traditional downtown in which the municipal government is solely liable for the upkeep and installation of infrastructure, this New Town Center is completely new development which will be constructed by the developer and maintained at the expense of those persons purchasing or renting space within the project. In some ways, this is similar to a tax increment finance district or a special assessment district.

The developer of the project is also liable for the Recreation and School Impact fees associated with new dwellings being constructed within the New Town Center. These fees will be utilized to fund improvements necessary to Town Schools and recreational facilities to accommodate the population increase including the anticipated new students which will be generated by the new households moving into the New Town Center.

It should be further noted that the Town of Colchester does not participate in the Chittenden County Transportation Authority and is therefore not serviced by public transit. The New Town Center has, as part of its approval by the Town, set aside spaces for bus stops and shelters at such time as public transit services Colchester. These facilities would be installed by the Master Association in coordination with the Town and the public transit service. The Town has also begun a dialogue with the developer and the Chittenden County Metropolitan Planning Organization on necessary improvements to the Severance Corners intersection and pedestrian system as part of the build-out of the Town's growth center. This plan has yet to be advanced enough to know project costs however it is likely that these improvements will be funded by a public-private-partnership between the Town, the developer of this project, and the other stakeholders within the growth center.

COLCHESTER PARKS & RECREATION DEPARTMENT

Capital Budget and Program, 2007 – 2012

The Parks and Recreation Department developed the following Capital Budget and Program with the assistance of the Recreation Advisory Board. It reflects the Town's intent to provide residents from any new developments with the same quality recreational facilities currently provided to Town residents. Vermont Act 200 (effective 7/1/89) provides the opportunity to raise a proportionate share of the expenses of new recreational facilities necessitated by new development through collecting an impact fee. Through the next five years, these impact fees will be directed primarily at providing a third, large Community Park in the Village area of Colchester to serve the northern region of Town. This effort will fulfill a long-term goal of providing services for growth in the Village area and will ease pressure on Airport and Bayside Parks.

- Project Priority A: Top priority of Recreation Advisory Board; or addresses safety issues; or is tied to grants or MOU commitment.
- Project Priority B: Goal of Recreation Advisory Board and will maintain or improve service.
- Project Priority C: On list of Recreation Advisory Board goals, but is dependent on unsecured funding (donations, grants, etc.)

- 2007-08 **VILLAGE PARK** *PROJECT PRIORITY A*
Acquire a parcel of land for a community park in the Village to serve the northern region of Town.
Estimated Cost: \$250,000
Method of Financing: RAD Fund with General Fund Match
- COMMUNITY CENTER** *PROJECT PRIORITY B*
Identify residents to serve on a committee and move forward on a development plan for a new community center
Estimated Cost:
Method of Financing
- UPPER BAYSIDE PARK** *PROJECT PRIORITY A*
Hire consultant to develop Master Plan for future development for Upper Bayside Park
Estimated Cost: \$10,000
Method of Financing: Capital Parks Plan
- 2008-09 **NEW PLAYGROUND AT BAYSIDE PARK** *PROJECT PRIORITY A*
With new design plans for Upper Bayside Park we would like to add a new playground to replace the undersized outdated current play structure
Estimated Cost: \$64,000
Method of Financing: Capital Parks Plan

SKATE PARK *PROJECT PRIORITY B*
Addition of new equipment for existing skate park.
Estimated Cost: \$21,000
Method of Financing: RAD Funds with General Fund Match

MASTER PLAN FOR LOWER BAYSIDE PARK *PROJECT PRIORITY A*
Hire consultant to develop Master Plan for future development for Lower Bayside Park
Estimated Cost: \$20,000
Method of Financing: RAD Funds with General Fund Match

SUNNY HOLLOW NATURAL AREA *PROJECT PRIORITY B*
Trail Improvements
Estimated Cost: \$15,000
Method of Financing: Vermont Youth Corps Work Crew with Town Match

2009-10 COMMUNITY CENTER *PROJECT PRIORITY B*
Build Community Center potentially consisting of an indoor aquatic area, cardiovascular room, gymnasium, meeting rooms, senior area and recreation offices.
Estimated Cost: \$3.7 million
Method of Financing: Combination of Bond and Fundraising

VILLAGE PARK *PROJECT PRIORITY A*
Phase One Improvements to include parking, signage, landscaping, one soccer field, one baseball field and restrooms.
Estimated Cost: \$350,000
Method of Financing: Rec. Impact Fees, matched by a Federal Land & Water Conservation Fund Grant or Municipal Bond

2010-11 HEINEBERG/BILLADO ACCESS *PROJECT PRIORITY C*
Phase Two- Complete bank stabilization, boat ramp, park improvements.
Estimated Cost: \$225,000
Method of Financing: Grants from State of Vermont and local match.

AIRPORT PARK *PROJECT PRIORITY B*
Construct soccer field in back open field area.
Estimated Cost: \$30,000
Method of Financing: Impact Fees with General Fund match

2011-12

VILLAGE PARK

PROJECT PRIORITY A

Phase Two Improvements to include one basketball court, one tennis court, one sand volleyball court and playground.

Estimated Cost: \$200,000

Method of Financing: Rec. Impact Fees, matched by LWCF Grant or Municipal Bond.

FUTURE

VILLAGE PARK

PROJECT PRIORITY A

Additional improvements to include two multi purpose fields, walking trails and picnic pavilion.

Estimated Cost: \$200,000

Method of Financing: Rec. Impact Fees, matched by LWCF Grant or Municipal Bond.

SECTION D

4. CAPITAL IMPROVEMENT PROGRAM OR CAPITAL BUDGET

ii. SCHOOL DISTRICT BUDGET

Colchester School District

Revenue	FY 2006 Budget	FY 2007 Budget	Variance
Federal Funds	\$419,754	\$451,299	\$31,545
State of Vermont Funds	\$19,283,648	\$20,307,194	\$1,023,546
Secondary Tuition	\$75,000	\$75,000	\$0
Interest Earnings	\$75,000	\$90,000	\$15,000
Building Rental Fees	\$7,500	\$7,500	\$0
Impact Fees	\$85,000	\$135,000	\$50,000
Other (fund balance)	\$300,000	\$185,000	(\$115,000)
Taxes	\$3,748,011	\$4,181,266	\$433,255
Total	\$23,993,913	\$25,432,259	\$1,438,346
Expenses	FY 2006 Budget	FY 2007 Budget	Variance
Classroom Instruction	\$10,730,479	\$11,311,704	\$581,225
Special Education	\$4,567,728	\$5,071,855	\$504,127
Vocational Training	\$576,830	\$603,848	\$27,018
Co-Curricular Programs	\$304,091	\$330,305	\$26,213
Instructional Support Services	\$1,881,463	\$1,972,906	\$91,443
Administrative Services	\$2,390,259	\$2,539,677	\$149,418
Physical Plant	\$2,383,286	\$2,419,148	\$35,862
Student Transportation	\$754,284	\$789,034	\$34,750
Long Term Debt	\$405,491	\$393,782	(\$11,709)
Total	\$23,993,913	\$25,432,259	\$1,438,346

SECTION D

4. CAPITAL IMPROVEMENT PROGRAM OR CAPITAL BUDGET

iii. DEPARTMENT OF PUBLIC WORKS CAPITAL IMPROVEMENT PLAN

[illegible]

Projects	Location	Scope	Life/ Remaining	Est. Cost	2001	2003	2004	2005	2006	2007	2008	2009	2010	2011
BAYSIDE PARK														
Irrigation	Lighted Field	Replace	50/48	\$ 6,800										
Outfield Fence	Lighted Field	Replace	15/13	\$ 6,000										
Parking Lot and Road Pavement	Lighted Field	Replace	30/28	\$ 13,500										\$ 2,300
Bleachers	Lighted Field	Replace	20/10	\$ 1,900										
Parking Lot Fence and Gate	Lighted Field	Replace	20/18	\$ 4,000										
Backstops	Lighted Field	Replace	15/14	\$ 2,500		\$ 2,500								
Dugouts	Lighted Field	Replace	15/14	\$ 2,200		\$ 2,200								
Ballfield Signage	Lighted Field	Install	10/	\$ 1,000			\$ 1,000							
Ballfield Reconstruction	Lighted Field	Replace		\$ 15,000										
Tennis Court Surface (S)	Upper	Replace	30/12	\$ 40,000										
Tennis Court Surface (N)	Upper	Replace	30/12	\$ 40,000										
Tennis Court Fence (S)	Upper	Replace	25/2	\$ 8,500					\$ 9,764					
Tennis Court Surface (N)	Upper	Replace	25/12	\$ 8,500										
Tennis Court Bleachers	Upper	Replace	20/2	\$ 3,300							\$ 3,791			
Shuffleboard Area Gate	Upper	Install	15/	\$ 500			\$ 500							
Playground Surface Treatment	Upper	Replace	20/0	\$ 18,000			\$ 18,000							
Youth Swingset	Upper	Replace	25/0	\$ 1,400			\$ 1,400	\$ 2,400						\$ 1,707
Tot Swingset	Upper	Replace	25/7	\$ 1,400										
Playset	Upper	Replace	15/5	\$ 16,000										
Basketball Posts/Backboards	Upper	Replace	25/20	\$ 1,000										
Basketball Court	Upper	Replace	30/17	\$ 2,500										
Bathroom Stairs	Upper	Replace	25/22	\$ 2,500										\$ 4,876
Bathroom Roof	Upper	Replace	20/7	\$ 4,000										
Bathroom Structure	Upper	Replace	50/	\$ 50,000										
Pavilion Structure	Upper	Replace	50/20	\$ 20,000										
Pavilion Roof	Upper	Replace	20/17	\$ 5,000										
Shuffleboard Structures	Upper	Replace	50/42	\$ 5,000										
Shuffleboard Roof	Upper	Replace	20/17	\$ 500										
Shuffleboard Courts	Upper	Replace	40/27	\$ 10,000										
Parking Lot Fence	Upper	Replace	20/12	\$ 8,500										
West Parking Lot Pavement	Upper	Install	30/	\$ 4,500			\$ 4,871		\$ 10,000					
Park Planning	Upper			\$ 10,000										
Park Drainage	Upper	Install	50/	\$ 30,000									\$ 30,000	
Bath House Roof	Lower	Replace	20/17	\$ 4,000										
Bath House Stalls	Lower	Replace	10/4	\$ 1,500							\$ 1,723			
Bath House Structure	Lower	Replace	50/42	\$ 50,000										
Lifeguard Garage Roof	Lower	Replace	20/19	\$ 3,000		\$ 3,000								
Lifeguard Garage Structure	Lower	Replace	40/12	\$ 6,000					\$ 15,000					
Park Planning	Lower			\$ 15,000										
Sub-Total						\$ 7,700	\$ 1,000	\$ 14,571	\$ 34,764	\$ -	\$ 5,514	\$ -	\$ 30,000	\$ 8,883

Colchester Park Capital Plan
Department of Public Works

|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

Colchester Park Capital Plan												
Department of Public Works												
VALLYFIELD PARK												
Handicap Access Sidewalk	Park	Install	30/0	\$ 1,500								
Play Structure	Playground	Replace	15/14	\$ 10,000	\$ 10,000						\$ 11,487	\$ 26,818
Playground Surface Treatment	Playground	Replace	20/0	\$ 22,000	\$ 3,200							
Sub-Total				\$ 13,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,487	\$ -	\$ 26,818
HERITAGE PARK												
Tennis Court Surface	Park	Replace	30/12	\$ 40,000								\$ 7,070
Tennis Court Fence	Park	Replace	25/7	\$ 5,800								
Basketball Court Surface	Park	Replace	30/12	\$ 30,000								\$ 1,219
Basketball Posts/Backboards	Park	Replace	25/7	\$ 1,000								
Play Structure	Playground	Replace	15/12	\$ 20,000							\$ 20,317	
Playground Surface Treatment	Playground	Replace	20/0	\$ 17,000								
Parking Lot Pavement	Park	Replace	30/30	\$ 3,200								
Sub-Total				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,317	\$ 8,289
CAUSEWAY PARK												
Gravel Surfacing	Path	Replace		\$ 12,000				\$ 12,000				
Sub-Total				\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ -
Programmed Totals				\$ 1,079,040	\$ 41,400	\$ 86,250	\$ 68,747	\$ 64,302	\$ 2,477	\$ 32,450	\$ 120,681	\$ 47,890
Grandlist				\$ 9,356,209	\$ 12,643,105	\$ 12,769,536	\$ 12,897,232	\$ 13,026,204	\$ 13,156,466	\$ 13,286,031	\$ 13,420,911	\$ 13,555,120
Beginning Fund Balance				\$ (1,663)	\$ 13,086	\$ 52	\$ 152	\$ 336	\$ 56,514	\$ 82,955	\$ 58,006	\$ 74,793
Tax Revenues				\$ 46,781	\$ 63,216	\$ 63,848	\$ 64,486	\$ 65,131	\$ 65,782	\$ 66,440	\$ 67,105	\$ 67,776
Other Revenues				\$	\$ 10,000	\$ 5,000						
Expenditures				\$ (44,600)	\$ (86,250)	\$ (68,747)	\$ (64,302)	\$ (8,953)	\$ (39,342)	\$ (91,389)	\$ (50,317)	\$ (46,549)
Ending Fund Balance				\$ 518	\$ 52	\$ 152	\$ 336	\$ 56,514	\$ 82,955	\$ 58,006	\$ 74,793	\$ 96,020

Colchester Park

Department of Parks and Recreation

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Projects												
BAYSIDE PARK												
Irrigation						\$ 7,900						
Outfield Fence												
Parking Lot and Road Pavement												
Bleachers								\$ 3,432			\$ 6,000	
Parking Lot Fence and Gate								\$ 3,020				
Backstops												
Dugouts			#/VALUE!									
Ballfield Signage												
Ballfield Reconstruction						\$ 54,911	\$ 56,010					
Tennis Court Surface (S)												
Tennis Court Surface (N)					\$ 11,440							
Tennis Court Fence (S)												
Tennis Court Surface (N)								\$ 660				
Tennis Court Bleachers												
Shuffleboard Area Gate												
Playground Surface Treatment												
Youth Swingset												
Tot Swingset									\$ 23,309			
Playset									\$ 43,704			
Basketball Posts/Backboards										\$ 7,430		
Basketball Court											\$ 743	
Bathroom Stairs												
Bathroom Roof												
Bathroom Structure												
Pavilion Structure												
Pavilion Roof												
Shuffleboard Structures												
Shuffleboard Roof												
Shuffleboard Courts					\$ 11,440							
Parking Lot Fence												
West Parking Lot Pavement												
Park Planning												
Park Drainage										\$ 5,944		
Bath House Roof												
Bath House Stairs												
Bath House Structure					\$ 3,881							
Lifeguard Garage Roof					\$ 8,075							
Lifeguard Garage Structure												
Park Planning												
Sub-Total	\$ -	\$ -	#/VALUE!	\$ -	\$ 34,836	\$ 62,811	\$ 56,010	\$ 7,112	\$ 67,013	\$ 14,117	\$ 6,000	#/VALUE!

Colchester Park												
Department of Public Works												
AIRPORT PARK												
Infield Reconstruction												
Outfield Fence												
Backstop												
Dugouts												
Infield Reconstruction												
Outfield Fence												
Backstop												
Dugouts												
Bleachers												
Infield Reconstruction												
Outfield Fence												
Backstop												
Dugouts	\$ 6,217											
Bleachers												
Infield Reconstruction												
Outfield Fence	\$ 4,041											
Backstop	\$ 3,108											
Dugouts	\$ 6,217											
Bleachers												
Irrigation												
Drainage Study												
Tennis Court Fence												
Tennis Court Surface												
Misc. Paving/Tennis Court												
Basketball Posts/Backboards												
Roof												
Roof									\$ 7,141			
Roof												
Stalls												
Structure												
Play Structure												
Swingset												
Playground Surface Treatment												
Parking Lot Pavement												
Running Path												
Sub-Total	\$ 19,583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	#VALUE!	\$ 13,403	#VALUE!
BONANZA PARK												
Play Structure												
Playground Surface Treatment												
Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,200
PARADE GROUND PARK												
Swingset												
Play Structure												
Tennis Court Surface		\$ 22,828										
Tennis Court Fence												
Playground Surface Treatment		\$ 53,266										
Sub-Total	\$ -	\$ 76,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,712	\$ -	\$ 97,056

Colchester Park													
Department of Parks and Recreation													
VALL YFIELD PARK													
Handicap Access Sidewalk	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022		
Play Structure													
Playground Surface Treatment													
Sub-Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,505	
HERITAGE PARK													
Tennis Court Surface				\$ 52,779									
Tennis Court Fence													
Basketball Court Surface			\$ 38,808										
Basketball Posts/Backboards													
Play Structure													
Playground Surface Treatment					\$ 4,307								
Parking Lot Pavement													
Sub-Total	\$ -	\$ -	\$ 38,808	\$ 52,779	\$ 4,307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,500
CAUSEWAY PARK													
Gravel Surfacing	\$ 18,000												
Sub-Total	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000
Programmed Totals	\$ 37,583	\$ 76,095	#VALUE!	\$ 52,779	\$ 39,143	\$ 62,811	\$ 56,010	#VALUE!	\$ 67,013	\$ 27,520	#VALUE!	#VALUE!	
Grandlist	#####	#####	\$ 13,965,654	\$ 14,105,513	\$ 14,246,568	\$ 14,389,033	\$ 14,532,924	\$ 14,678,253	\$ 14,825,035	\$ 14,973,286	\$ 15,123,019		
Beginning Fund Balance	\$ 96,020	\$ 133,853	\$ 126,896	\$ 156,674	\$ 174,422	\$ 206,512	\$ 215,646	\$ 232,301	\$ 277,522	\$ 284,634	\$ 331,981	\$ 389,546	
Tax Revenues	\$ 68,453	\$ 69,138	\$ 69,829	\$ 70,528	\$ 71,233	\$ 71,945	\$ 72,665	\$ 73,391	\$ 74,125	\$ 74,866	\$ 75,615		
Other Revenues													
Expenditures	\$ (30,620)	\$ (76,095)	\$ (40,052)	\$ (52,779)	\$ (39,143)	\$ (62,811)	\$ (56,010)	\$ (28,170)	\$ (67,013)	\$ (27,520)	\$ (18,050)		
Ending Fund Balance	\$ 133,853	\$ 126,896	\$ 156,674	\$ 174,422	\$ 206,512	\$ 215,646	\$ 232,301	\$ 277,522	\$ 284,634	\$ 331,981	\$ 389,546		

Expenditures						Funding Sources										
FY08 PROGRAM	Location	Segment	Type	Phase	Est. Cost	FY08 PROGRAM	Location	CTP Program Funds	CTP FY07 Carryover	GF Transfer	FHWA Storm Water	FHWA Trans.	SIWRF	Private	Totals	
Storm Water Projects	East Lakeshore Drive	Provost Outfall	Stormwater Outfall	Construction	\$ 130,000	Storm Water Projects	East Lakeshore Drive	\$ 25,856	\$ 104,144						\$ 130,000	
	Fort Ethan Allen	Troy Avenue	Stormwater Pond	Design	\$ 133,949		Fort Ethan Allen			\$ 3,000	\$ 104,759		\$ 26,190		\$ 133,949	
	Sub-total				\$ 263,949		Sub-total	\$ 25,856	\$ 104,144	\$ 3,000	\$ 104,759	\$ -	\$ 26,190	\$ -	\$ 263,949	
Pedestrian Projects	Blakely Road	Williams Rd. to I-89	Sidewalk	Construction	\$ 110,000	Pedestrian Projects	Blakely Road	\$ 110,000							\$ 110,000	
	Exit 16	Phase I	Ped./Landscape	Design	\$ 96,997		Exit 16	\$ 16,399		\$ 3,000		\$ 77,598			\$ 96,997	
	Holycross Road	Porters Pt. to Church Rd.	Sidewalk	Design	\$ 30,000		Holycross Road	\$ 30,000							\$ 30,000	
	Warners Corner	Intersection	Sidewalk	Design	\$ 178,141		Warners Corner	\$ 178,141							\$ 178,141	
Sub-total				\$ 415,138	Sub-total	\$ 334,540	\$ -	\$ 3,000	\$ -	\$ 77,598	\$ -	\$ -	\$ -	\$ 415,138		
Paving Projects	Heineberg Drive	Entire Length	1.0" Overlay	Construction	\$ 67,325	Paving Projects	Heineberg Drive	\$ 67,325							\$ 67,325	
	East Road	Rt. 2A to RR Tracks	1.0" Overlay	Construction	\$ 73,327		East Road	\$ 73,327							\$ 73,327	
	Dalton Drive	Entire Length	1.0" Overlay	Construction	\$ 31,175		Dalton Drive	\$ 31,175							\$ 31,175	
	Porters Point	Prim to Colchester Pt.	1.0" overlay	Construction	\$ 64,165		Porters Point	\$ 64,165							\$ 64,165	
	Bayview Road	Williams to Jason	1.0" overlay	Construction	\$ 13,161		Bayview Road	\$ 13,161							\$ 13,161	
	Mazza Ct.	Entire Length	1.0" overlay	Construction	\$ 4,266		Mazza Ct.	\$ 4,266							\$ 4,266	
	Lavigne Road	Entire Length	1.0" overlay	Construction	\$ 19,718		Lavigne Road	\$ 19,718							\$ 19,718	
	Sub-total			\$ 273,137	Sub-total		\$ 273,137	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 273,137	
Roadway Projects	Campus Connector	St. Mikes to Fort	New Roadway	Design	\$ 170,000	Roadway Projects	Campus Connector					\$ 170,000			\$ 170,000	
	East Road/Depot Rd	Intersection	Intersection	Design	\$ 25,000		East Road/Depot Rd	\$ 25,000							\$ 25,000	
	Sub-total			\$ 195,000	Sub-total		\$ 25,000	\$ -	\$ -	\$ -	\$ 170,000	\$ -	\$ -	\$ -	\$ 195,000	
Safety Projects	Multiple Locations	Multiple Locations	Sidewalk/Guardrail	Construction	\$ 10,000	Safety Projects	Multiple Locations	\$ 10,000							\$ 10,000	
	Sub-total			\$ 10,000	Sub-total		\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	
	Program Expenditures			\$ 1,157,224	Totals		\$ 668,533	\$ 104,144	\$ 6,000	\$ 104,759	\$ 247,598	\$ 26,190	\$ -	\$ 1,157,224		
	Available Program Revenues				Grant Funding											
CTP Program Funds			\$ 675,686				Available Funds	FY08 Program Needs	Remaininig Funds	Funding Allocation		Prog %	Local %			
CTP FY07 Carryover			\$ 104,144							Stormwater	23%	50%				
GF Transfer			\$ 6,000							Pedestrian	36%	81%				
FHWA Stormwater	Fort Stormwater Project		\$ 104,759			FHWA Stormwater	Fort Stormwater Project	\$ 536,526	\$ 104,759	\$ 431,767	Paving	24%	100%			
SIWRF	Fort Stormwater Project		\$ 26,189			SIWRF	Fort Stormwater Project	\$ 115,668	\$ 26,189	\$ 89,479	Roadway	17%	13%			
FHWA Transportation	Campus Road Project		\$ 170,000			FHWA Transportation	Campus Road Project	\$ 1,800,000	\$ 170,000	\$ 1,630,000	Safety	1%	100%			
FHWA Transportation	Exit 16 Pedestrian project		\$ 77,598			FHWA Transportation	Exit 16 Pedestrian project	\$ 589,802	\$ 77,598	\$ 512,004						
Total Program Revenues			\$ 1,164,376					\$ 3,041,796	\$ 378,546	\$ 2,663,250	Total Local Funds	\$ 778,677				
Program Fund Balance			\$ 7,152								Total Alt. Funds	\$ 378,547				

SECTION D

5. MIXED INCOME HOUSING

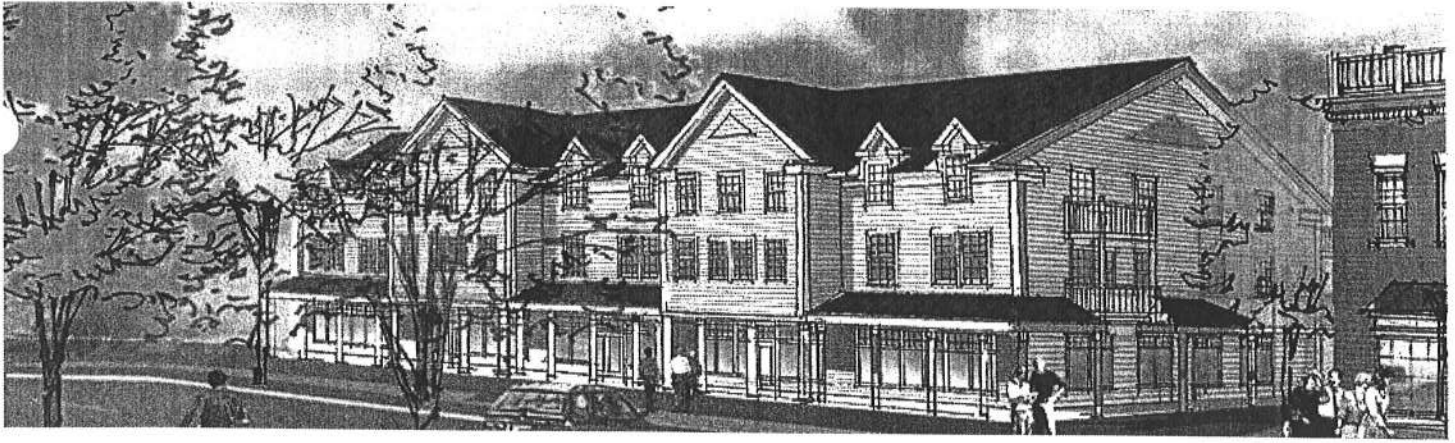
Town of Colchester
Application for New Town Center

The Colchester New Town Center is fully encompassed by one project: Severance Corners Village, LLC. This project includes 120 units of housing all within a condominium or townhouse style development. No single-family or duplex style structures have been proposed or approved for this project.

Mixed-income housing lacks a clear definition however has come to mean an integration of affordably priced units with higher-end housing such as historically seen within urban neighborhoods. This should include units that are affordable to a range of households from low-income to high-income in a variety of sizes.

The Severance Corners Village LLC project is under construction with the first two buildings nearing completion: Building 12 and Building 2. Building 3 will be started within the upcoming months. Units within these buildings range in size from 597 square feet to 1,410 square feet with a variety of one, two, and three-bedroom options. These first three buildings contain 51 of the approved 120 units for the New Town Center. The applicant has priced only the units under construction at this time which are provided herein. Please note that these unit prices are subject to change and are not meant for purchase information but rather to provide information on the mixed income housing available within the project.

Current unit pricing has resulted in 47 of the 51 units being considered affordable under U.S. Department of Housing and Urban Development (HUD) Affordability Guidelines (prices are under \$220,000 per current data provided at www.huduser.org). Eight of the 51 units are considered affordable to low-income households (prices under \$165,500) compared to only four of the 51 units which are affordable to households earning more than the County's median income. While the rest of the units have not been priced, as the project currently exists at least 39% of the 120 units are affordable units. The development therefore provides a diverse range of housing options in keeping with the concepts and premises of mixed-income housing.



**Severance
Corners
Village Center**

At the Intersection
of Route 7 and
Blakely Road in
Colchester, VT

- Commercial
Residential
- Retail

Business Office
100 Grove Street
Burlington, Vermont 05401

tel: 802-863-6222
800-458-9301
email: scvc@sdirland.com

January 26, 2007

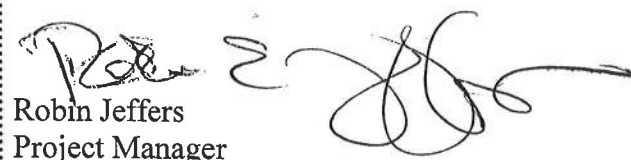
Sarah Hadd
Town of Colchester
835 Blakely Road
PO Box 55
Colchester, VT 05446

Dear Sarah:

Enclosed please find the latest revision of our price lists for Severance Corners. These prices are not yet published, yet are furnished for the 'Town's' use in planning. We plan to release Building 12's pricing next week and I believe it will closely resemble that submitted today. Current pricing will become available on our website by mid-February.

Please feel free to contact me with any questions or concerns you may have regarding Severance Corners. Have a great (and warm) weekend.

Sincerely,


Robin Jeffers
Project Manager

ACCOUNT#: 08-037043-0121700 00042 308 SEVERANCE GREEN F.K.A. Living Units 1 Class: J Card #: 1 of: 1

CURRENT OWNER/ADDRESS: EDDY JAMES CASARIELLO JENNIFER 42 SEVERANCE GREEN #308 COLCHESTER VT 05446
Developers Lot#: 00012
LAND DATA: TYPE SIZE INFLUENCE FACTORS Exemption: Zoning: GD3 Neighborhood ID: 529.00
LAND VALUE 2006 VALUE 2007 VALUE

Deed Book: 591
Deed Page: 20070703
Deed Date: 20070703
TOTAL ACRES: 0.000 TOTAL LAND VALUE: 0
LAND BUILDING TOTAL HOMESTEAD VALUE HOUSE SITE VALUE DATA COLLECTION INFORMATION
144,400 144,400 144,400 144,400 0 0 0

Partial Completion/New Construction:

SALES DATA: Type Price Validity
Date 20070703 212,200 0
0 0 0

DWELLING DATA: ASR: 0.68

Style: CONDO
Story Height: 1.00
Attic: NONE
Basement: PIER/SLAB
Total Rooms: 5
Bedrooms: 2
Full Baths: 2
Half Baths: 0
Year Built: 2007
Basement Garage (# Cars): 0
Exterior Walls: ALUM/VINYL
House Color: YELLOW
Above Grade Area: 1070
Total Living Area: 1070
Finished Basement Living Area: 0 X 0
Basement Recreation Area: 0 X 0
Masonry Fireplace Stacks/Openings: 0 / 0
Metal Fireplace Stacks: 0
Heat/Central A/C: CENTRAL A/C
Heating System: WARM AIR
Fuel Type: GAS
Quality Grade: B+
Cond/Desirability/Utility: GD

DWELLING COMPUTATIONS:

Base Price: 85,990
Plumbing Adjustment: 2820
Heat/Cent A/C Adj.: 3,250
Basement Adjustment: -11,900
Exterior Trim: 0
Finished Bsmt Living Area: 0
Bsmt Recreation Area: 0
Unfinished Area: 0
Fireplaces: 0
Additions: 500
SUBTOTAL: 80,660
Grade Factor (X): 1.30
C & D Factor (X): 1.00
Replacement Cost New: 104,860
Percent Good: 1.00
Market Adjustment: 90
RCNLD Residence: 94,400

PERMIT DATA # Purpose Price
Date

OUTBUILDING DATA
Type Qty Yr Size1 Size2 Grd Cond Value

NOTES:
3RD FLOOR CORNER UNIT
REMOVE MKT ADJ/USE MRA
VALUE FLAG: COST
PRINT CHANGE: 47

Total OBY Value: 50000
\$50,000

(C) shares a property boundary with a tract of land where a proposed or actual development or subdivision is located; or

(B) is adjacent to a tract of land where a proposed or actual development or subdivision is located and the two properties are separated only by a river, stream, or public highway.

(24) "Solid waste management district" means a solid waste management district formed pursuant to section 2202a and chapter 121 of Title 24, or by charter adopted by the general assembly.

(25) "Slate quarry" means a quarry pit or hole from which slate has been extracted or removed for the purpose of commercial production of building material, roofing, tile, or other dimensional stone products. "Dimensional stone" refers to slate that is processed into regularly shaped blocks, according to specifications. The words "slate quarry" shall not include pits or holes from which slate is extracted primarily for purposes of crushed stone products, unless, as of June 1, 1970, slate had been extracted from those pits or holes primarily for those purposes.

(26) "Telecommunications facility" means a support structure which is primarily for communication or broadcast purposes and which will extend vertically 20 feet, or more, in order to transmit or receive communication signals for commercial, industrial, municipal, county or state purposes.

(27) "Mixed income housing" means a housing project in which at least 15 percent of the total housing units are affordable housing units.

(28) "Mixed use" means construction of both mixed income housing and construction of space for any combination of retail, office, services, artisan, and recreational and community facilities, provided at least 40 percent of the gross floor area of the buildings involved is mixed income housing. "Mixed use" does not include industrial use.

(29) "Affordable housing" means either of the following:

(A) Housing that is owned by its occupants whose gross annual household income does not exceed 80 percent of the county median income, or 80 percent of the standard metropolitan statistical area income if the municipality is located in such an area, as defined by the United States Department of Housing and Urban Development, and the total annual cost of the housing, including principal, interest, taxes, insurance, and condominium association fees, is not more than 30 percent of the gross annual household income.

(B) Housing that is rented by the occupants whose gross annual household income does not exceed 80 percent of the county median income, or 80 percent of the standard metropolitan statistical area income if the municipality is located in such an area, as defined by the United States Department of Housing and Urban Development, and the

Severance Corners Village Center: Building 12 Base Pricing Jan.26, 2007

Second Floor	Unit Type	Layout	Size S.F.	Location	Price
201	I	2-BR 2-BA Deck	1057	SW Corner	\$215,000.00
202	J	2-BR 2-BA Deck	1070	SE Corner	\$214,000.00
203	K	2-BR 2-BA Deck	1089	West Side Center	\$199,000.00
204	L	2-BR 2-BA Deck	1080	East Side Center	\$199,000.00
205	K	2-BR 2-BA Deck	1089	West Side Center	\$196,000.00
206	M	2-BR 2-BA Deck	1020	East Side Center	\$205,000.00
207	I	2-BR 2-BA Deck	1057	NW Corner	\$208,000.00
208	J	2-BR 2-BA Deck	1070	NE Corner	
					\$220,000.00
					\$218,000.00
Third Floor			1057	SW Corner	
301	I	2-BR 2-BA Deck	1070	SE Corner	\$199,000.00
302	J	2-BR 2-BA Deck	1089	West Side Center	\$199,000.00
303	K	2-BR 2-BA Deck	1080	East Side Center	\$199,000.00
304	N	2-BR 2-BA Deck	1089	West Side Center	\$196,000.00
305	K	2-BR 2-BA Deck	1020	East Side Center	\$207,000.00
306	O	2-BR 2-BA Deck	1057	NW Corner	\$209,000.00
307	I	2-BR 2-BA Deck	1070	NE Corner	
308	J	2-BR 2-BA Deck			

212, 200

Severance Corners Village Center: Building 2 Base Pricing Jan.26, 2007					
Second Floor	Unit Type	Layout	Size	Location	Price
201	A	2-BR 2-BA Deck	1060	SW Corner	\$215,000.00
202	B	2-BR 2-BA Deck	1060	SE Corner	\$215,000.00
203	C	2-BR 2-BA	952	West Side Center	\$185,000.00
204	D	2-BR 2-BA	1045	East Side Center	\$200,000.00
205	E	1-BR 1-BA	597	West Side Center	\$120,000.00
206	F	1-BR 1-BA	650	East Side Center	\$130,000.00
207	G	2-BR 2-BA Deck	1114	NW Corner	\$215,000.00
208	H	2-BR 2-BA Deck	1085	NE Corner	\$210,000.00
Third Floor					
301	A	2-BR 2-BA Deck	1060	SW Corner	\$205,000.00
302	B	2-BR 2-BA Deck	1060	SE Corner	\$205,000.00
303	C	2-BR 2-BA	952	West Side Center	\$185,000.00
304	D	2-BR 2-BA	1045	East Side Center	\$200,000.00
305	E	1-BR 1-BA	597	West Side Center	\$120,000.00
306	F	1-BR 1-BA	650	East Side Center	\$130,000.00
307	G	2-BR 2-BA Deck	1114	NW Corner	\$215,000.00
308	H	2-BR 2-BA Deck	1085	NE Corner	\$210,000.00
Total					

Building 3 (Estimated)

Second Floor	Unit Type	Layout	Size	Location	Price
201	A	2-BR 2-BA Deck	1060	SW Corner	\$205,000.00
202	B	2-BR 2-BA Deck	1060	SE Corner	\$205,000.00
203	P	3-BR 2BA	1410	West Side Center	\$275,000.00
204	Q	3-BR 2BA	1410	East Side Center	\$275,000.00
205	C	2-BR 2-BA	952	West Side Center	\$185,000.00
206	D	2-BR 2-BA	1045	East Side Center	\$200,000.00
207	E	1-BR 1-BA	597	West Side Center	\$120,000.00
208	F	1-BR 1-BA	650	East Side Center	\$130,000.00
209	G	2-BR 2-BA Deck	1114	NW Corner	\$215,000.00
210	H	2-BR 2-BA Deck	1085	NE Corner	\$210,000.00
Third Floor					
301	A	2-BR 2-BA Deck	1060	SW Corner	\$205,000.00
302	B	2-BR 2-BA Deck	1060	SE Corner	\$205,000.00
303	P	3-BR 2BA	1410	West Side Center	\$275,000.00
304	Q	3-BR 2BA	1410	East Side Center	\$275,000.00
305	C	2-BR 2-BA	952	West Side Center	\$185,000.00
306	D	2-BR 2-BA	1045	East Side Center	\$200,000.00
307	E	1-BR 1-BA	597	West Side Center	\$120,000.00
308	F	1-BR 1-BA	650	East Side Center	\$130,000.00
309	G	2-BR 2-BA Deck	1114	NW Corner	\$215,000.00

U.S. Census Bureau

State & County QuickFacts

Chittenden County, Vermont

People QuickFacts	Chittenden County	Vermont
Population, 2006 estimate	150,069	623,908
Population, percent change, April 1, 2000 to July 1, 2006	2.4%	2.5%
Population, 2000	146,571	608,827
Persons under 5 years old, percent, 2005	5.3%	5.1%
Persons under 18 years old, percent, 2005	21.3%	21.3%
Persons 65 years old and over, percent, 2005	10.2%	13.2%
Female persons, percent, 2005	51.1%	50.7%
White persons, percent, 2005 (a)	95.1%	96.9%
Black persons, percent, 2005 (a)	1.0%	0.6%
American Indian and Alaska Native persons, percent, 2005 (a)	0.2%	0.4%
Asian persons, percent, 2005 (a)	2.3%	1.0%
Native Hawaiian and Other Pacific Islander, percent, 2005 (a)	0.0%	0.0%
Persons reporting two or more races, percent, 2005	1.3%	1.1%
Persons of Hispanic or Latino origin, percent, 2005 (b)	1.2%	1.1%
White persons not Hispanic, percent, 2005	93.9%	95.9%
Living in same house in 1995 and 2000, pct 5 yrs old & over	51.5%	59.1%
Foreign born persons, percent, 2000	5.9%	3.8%
Language other than English spoken at home, pct age 5+, 2000	8.0%	5.9%
High school graduates, percent of persons age 25+, 2000	90.6%	86.4%
Bachelor's degree or higher, pct of persons age 25+, 2000	41.2%	29.4%
Persons with a disability, age 5+, 2000	18,331	97,167
Mean travel time to work (minutes), workers age 16+, 2000	19.7	21.6
Housing units, 2005	62,118	307,345
Homeownership rate, 2000	66.1%	70.6%
Housing units in multi-unit structures, percent, 2000	32.9%	23.0%
Median value of owner-occupied housing units, 2000	\$139,000	\$111,500
Households, 2000	56,452	240,634
Persons per household, 2000	2.47	2.44
Median household income, 2004	\$52,843	\$44,548
Per capita money income, 1999	\$23,501	\$20,625

$$52,843 \times .80 = 42,274$$

Persons below poverty, percent, 2004	7.5%	8.7%
Business QuickFacts	Chittenden County	Vermont
Private nonfarm establishments, 2004	5,461	22,133 ¹
Private nonfarm employment, 2004	83,635	256,132 ¹
Private nonfarm employment, percent change 2000-2004	-0.2%	1.0% ¹
Nonemployer establishments, 2004	12,207	58,319
Total number of firms, 2002	15,702	72,321
Black-owned firms, percent, 2002	F	0.3%
American Indian and Alaska Native owned firms, percent, 2002	F	0.4%
Asian-owned firms, percent, 2002	0.7%	0.6%
Native Hawaiian and Other Pacific Islander owned firms, percent, 2002	F	S
Hispanic-owned firms, percent, 2002	F	0.6%
Women-owned firms, percent, 2002	26.3%	26.3%
Manufacturers shipments, 2002 (\$1000)	4,844,759	9,660,529
Wholesale trade sales, 2002 (\$1000)	1,761,299	5,094,373
Retail sales, 2002 (\$1000)	2,358,040	7,623,872
Retail sales per capita, 2002	\$15,879	\$12,366
Accommodation and foodservices sales, 2002 (\$1000)	294,325	1,154,048
Building permits, 2005	501	2,917
Federal spending, 2004 (\$1000)	1,214,704	4,632,933 ¹
Geography QuickFacts	Chittenden County	Vermont
Land area, 2000 (square miles)	539.04	9,249.56
Persons per square mile, 2000	271.9	65.8
FIPS Code	007	50
Metropolitan or Micropolitan Statistical Area	Burlington-South Burlington, VT Metro Area	

1: Includes data not distributed by county.

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information

F: Fewer than 100 firms

FN: Footnote on this item for this area in place of data

NA: Not available

S: Suppressed; does not meet publication standards

X: Not applicable

Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, Census of Population and Housing, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits, Consolidated Federal Funds Report

Last Revised: Monday, 07-May-2007 09:36:42 EDT



Vermont Housing Data

A collaborative project of Vermont's housing community

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- :: [Directory of Affordable Rental Housing \(DoARH\)](#)
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


:: Chittenden County, Vermont



Drop down to ...

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- :: [Housing stock](#)
- :: [Rental housing costs](#)
- :: [Ability to afford](#)
- :: [Homeownership costs](#)
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Housing demand		Chittenden County	Vermont
Total population, 2000*		146,571	608,827
... in occupied housing units		139,174	588,067
... owner occupied		99,377	438,627
... renter occupied		39,797	149,440
*Some Census data might conflict with this number, due to corrections. Read why.			
Estimated population, 2005		149,613	623,050
Total group quarters population, 2000* (Military barracks, college dorms, nursing homes, etc.)		7,397	20,760
Number of households, 2000		56,452	240,634
... owning home		37,292	169,784
... renting home		19,160	70,850
... number of families		35,168	157,763
... owning home		28,090	126,943
... renting home		7,078	30,820
Average household size, 2000		2.47	2.44
... in owner occupied housing units		2.66	2.58
... in renter occupied housing units		2.08	2.11
Average family size, 2000		3.02	2.96
Owner-occupied units, 2000		37,291	169,777
... with 1.00 or less people per room		36,885	168,024
... with 1.01 or more people per room		406	1,753
Renter-occupied units, 2000		19,161	70,857

... with 1.00 or less people per room	H	18,632	69,150
... with 1.01 or more people per room	H	529	1,707
Year householder moved into unit, 2000			
... for owner-occupied units			
... 1990 to March 2000	H	20,340	80,036
... 1980 to 1989	H	8,276	42,197
... 1970 to 1979	H	4,712	24,482
... 1969 or earlier	H	3,963	23,062
... for renter-occupied units			
... 1990 to March 2000	H	17,591	61,665
... 1980 to 1989	H	1,131	5,777
... 1970 to 1979	H	217	1,708
... 1969 or earlier	H	222	1,707
Median year householder moved into unit, 2000			
... for all occupied units	H	1995	1993
... owner-occupied	H	1991	1989
... renter-occupied	H	1998	1998
Total workers 16 years of age and over, 2000	H	79,670	311,839
... working outside town or city of residence	H	53,557	202,707
... working outside county of residence	H	4,771	45,555
... working outside Vermont	H	801	21,346

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Ability to afford	H	Chittenden County	Vermont
Median household income (Census), 1999	H	\$47,673	\$40,856
Median family income (Census), 1999	H	\$59,460	\$48,625
Median household income for family of four (HUD), 2007	H	\$70,600	\$60,400
Median family adjusted gross income, 2005	H	\$67,117	\$52,682
Annual average wage (VT DET), 2005	H	\$39,766	\$34,199
Housing wage, 2006			
(Hourly wage needed to afford an apartment and only pay 30% of income towards housing costs)			

... 0 bedroom unit	H	28,330	\$13.62	\$10.91
... 1 bedroom unit	H	31,325	\$15.06	\$12.51
... 2 bedroom unit	H	39,312	\$18.90	\$15.34
... 3 bedroom unit	H	50,315	\$24.19	\$19.94
... 4 bedroom unit	H	56,430	\$27.13	\$22.95
Housing wage as a percentage of the state minimum wage (\$7.25), 2006				
... 0 bedroom unit	H	188%	151%	
... 1 bedroom unit	H	208%	173%	
... 2 bedroom unit	H	261%	212%	
... 3 bedroom unit	H	334%	275%	
... 4 bedroom unit	H	374%	317%	
Per capita income (Census), 1999	H	\$23,501	\$20,625	
Income needed to afford an apartment at HUD's FMR, 2006				
... 0 bedroom unit	H	\$28,320	\$22,696	
... 1 bedroom unit	H	\$31,320	\$26,027	
... 2 bedroom unit	H	\$39,320	\$31,897	
... 3 bedroom unit	H	\$50,320	\$41,483	
... 4 bedroom unit	H	\$56,440	\$47,734	
Labor force (VT DET), 2006	H	89,400	361,000	
... employed	H	86,550	348,000	
... unemployed	H	2,850	13,000	
... unemployment rate	H	3.2%	3.6%	

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Housing stock	H	Chittenden County	Vermont
Total housing units, 2000*	H	58,864	294,382
... owner occupied	H	37,292	169,784
... renter occupied	H	19,160	70,850
... vacant housing units, 2000*	H	2,412	53,748
... for seasonal, recreational, occasional use	H	1,291	43,060
... for rent	H	351	3,084
... for sale only	H	197	2,393

*Some Census data might conflict with this number, due to corrections. [Read why.](#)

Estimated housing units, 2005	H	62,118	307,345
Building permits reported (total units), 2006	H	—	2,626

... permitted units in single-family buildings	H	—	2,071
... permitted units in multi-family buildings	H	—	555
Housing by units in structure, 2000			
... owner-occupied housing units			
... in buildings with 1 unit	H	31,636	143,926
... in buildings with 2 units	H	1,313	5,534
... in buildings with 3 or more units	H	2,236	4,444
... that are mobile homes	H	2,105	15,804
... that are boats, RVs, vans or other	H	1	69
... renter-occupied housing units			
... in buildings with 1 unit	H	3,398	19,134
... in buildings with 2 units	H	3,524	13,225
... in buildings with 3 or more units	H	11,773	34,442
... that are mobile homes	H	458	4,021
... that are boats, RVs, vans or other	H	8	35
... vacant housing units			
... in buildings with 1 unit	H	1,818	40,249
... in buildings with 2 units	H	131	2,421
... in buildings with 3 or more units	H	382	7,702
... that are mobile homes	H	81	2,806
... that are boats, RVs, vans or other	H	0	570

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Homeownership costs	H	Chittenden County	Vermont
Number of primary residences sold, 2006	H	2,405	7,487
... single family homes	H	1,507	6,046
... condominiums	H	882	1,171
... mobile homes with land	H	16	270
Average price of primary residences sold, 2006	H	\$282,906	\$229,388
... single family homes	H	\$320,371	\$238,719
... condominiums	H	\$221,612	\$212,681
... mobile homes with land	H	\$132,994	\$92,907

Median price of primary residences sold, 2006	H	\$240,100	\$197,000
... single family homes	H	\$277,000	\$205,750
... condominiums	H	\$192,950	\$185,000
... mobile homes with land	H	\$136,000	\$85,000
Number of vacation residences sold, 2006	H	115	2,350
... single family vacation homes	H	61	1,583
... vacation condominiums	H	46	676
... vacation mobile homes with land	H	8	91
Average price of vacation residences sold, 2006	H	\$352,240	\$339,017
... single family vacation homes	H	\$418,416	\$335,542
... vacation condominiums	H	\$284,769	\$377,439
... vacation mobile homes with land	H	\$235,598	\$114,050
Median price of vacation residences sold, 2006	H	\$239,000	\$250,000
... single family vacation homes	H	\$292,200	\$248,000
... vacation condominiums	H	\$187,250	\$290,000
... vacation mobile homes with land	H	\$161,500	\$93,750
Primary residence mobile homes sold without land, 2006	H	119	372
... average price	H	\$43,723	\$41,467
... median price	H	\$36,500	\$34,000
Vacation residence mobile homes sold without land, 2006	H	12	70
... average price	H	\$56,172	\$45,105
... median price	H	\$37,450	\$28,084
Municipal tax rate (plus LAR and highway) (p/\$100), FY2007	H	—	—
Educational tax rate for homesteads (p/\$100), FY2007	H	—	—
Educational tax rate for non-residential (p/\$100), FY2006	H	—	—
Common level of appraisal ratio, FY2008	H	—	—
Median monthly owner costs, 2000			
... with mortgage	H	\$1,201	\$1,021
... without mortgage	H	\$426	\$378
... as percentage of household	H	20.2%	20.2%

income, 1999			
Specified housing units with monthly owner costs (total), 1999	<input type="checkbox"/>	26,919	105,962
... below 30% of household income	<input type="checkbox"/>	21,106	81,058
... at or above 30% of household income	<input type="checkbox"/>	5,726	24,493
Median value of housing units, 2000			
... all owner-occupied	<input type="checkbox"/>	\$136,500	\$111,200
... specified	<input type="checkbox"/>	\$139,000	\$111,500
... mobile homes	<input type="checkbox"/>	\$31,700	\$37,600
Average monthly owner costs for mobile homes, 2000	<input type="checkbox"/>	\$766	\$658

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Rental housing costs	<input type="checkbox"/>	Chittenden County	Vermont
Fair market rent (HUD), 2007			
... 0 bedroom unit (40%)	<input type="checkbox"/>	\$708	—
... 1 bedroom unit (40%)	<input type="checkbox"/>	\$783	—
... 2 bedroom unit (40%)	<input type="checkbox"/>	\$983	—
... 3 bedroom unit (40%)	<input type="checkbox"/>	\$1,258	—
... 4 bedroom unit (40%)	<input type="checkbox"/>	\$1,411	—
Median rents (HUD), 2007			
... 0 bedroom unit (50%) — Median rents	<input type="checkbox"/>	\$734	—
... 1 bedroom unit (50%) — Median rents	<input type="checkbox"/>	\$818	—
... 2 bedroom unit (50%) — Median rents	<input type="checkbox"/>	\$1,037	—
... 3 bedroom unit (50%) — Median rents	<input type="checkbox"/>	\$1,360	—
... 4 bedroom unit (50%) — Median rents	<input type="checkbox"/>	\$1,637	—
Median gross rent (all units), 2000 (For all rental units, regardless of number of bedrooms; includes utilities)	<input type="checkbox"/>	\$662	\$553
... as a percentage of household income, 1999	<input type="checkbox"/>	27.5%	26.2%
Average gross rent for mobile homes, 2000	<input type="checkbox"/>	\$633	\$470

Specified housing units with gross rent (total), 1999		18,867	67,193
... below 30% of household income		10,202	37,413
... at or above 30% of household income		7,912	25,208
Median rent asked (vacant units), 2000		\$582	\$466

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AFFORDABLE HOUSING CALCULATION

Chittenden County Median Income	\$52,843	Family of 4	70,600
---------------------------------	----------	-------------	--------

Household income can't exceed 80% of Median Income

\$42,274

56,480

Requirements - Gross annual income \leq 80% of County median income & total housing cost is \leq 30% of gross housing cost

Assumptions

VHFA interest rate is 6.% for a fixed 30 year mortgage per NEFCU

Assume condo fee of \$100/mo

Income for Family Less than 4		Income for Family More than 4	
Income	Housing Expense 30% of Income	Income	Housing Expense 30% of Income
42,274	12,682	56,480	16,944
41,000	12,300	56,000	16,800
40,000	12,000	55,000	16,500
39,000	11,700	54,000	16,200
38,000	11,400	53,000	15,900
37,000	11,100	52,000	15,600
36,000	10,800	51,000	15,300
35,000	10,500	50,000	15,000
34,000	10,200	49,000	14,700
33,000	9,900	48,000	14,400
32,000	9,600	47,000	14,100
31,000	9,300	46,000	13,800
30,000	9,000	45,000	13,500
29,000	8,700	44,000	13,200
28,000	8,400	43,000	12,900
27,000	8,100	42,000	12,600
26,000	7,800	41,000	12,300
25,000	7,500	40,000	12,000
24,000	7,200	39,000	11,700
23,000	6,900	38,000	11,400
22,000	6,600	37,000	11,100
21,000	6,300	36,000	10,800
20,000	6,000	35,000	10,500
19,000	5,700	34,000	10,200
18,000	5,400	33,000	9,900
		32,000	9,600
		31,000	9,300
		30,000	9,000
		29,000	8,700
		28,000	8,400
		27,000	8,100
		26,000	7,800
		25,000	7,500
		24,000	7,200

Housing Costs 3% Down

Condo Value	Principal & Interest	Property Taxes	Insurance ?	Condo Fees	Total
275,000	19,192	5,782	500	1,200	26,673
220,000	15,353	4,625	500	1,200	21,679
215,000	15,004	4,520	450	1,200	21,175
214,000	14,935	4,499	450	1,200	21,084
210,000	14,655	4,415	400	1,200	20,670
209,000	14,586	4,394	400	1,200	20,580
208,000	14,516	4,373	350	1,200	20,439
207,000	14,446	4,352	350	1,200	20,348
205,000	14,306	4,310	300	1,200	20,116
200,000	13,958	4,205	300	1,200	19,662
199,000	13,888	4,184	250	1,200	19,522
196,000	13,678	4,121	250	1,200	19,249
185,000	12,911	3,889	200	1,200	18,200
130,000	9,072	2,733	200	1,200	13,206
120,000	8,375	2,523	200	1,200	12,297

Housing Costs 10% Down

Condo Value	Principal & Interest	Property Taxes	Insurance ?	Condo Fees	Total
275,000	17,807	5,782	500	1,200	25,288
220,000	14,245	4,625	500	1,200	20,571
215,000	13,922	4,520	450	1,200	20,092
214,000	13,857	4,499	450	1,200	20,006
210,000	13,598	4,415	400	1,200	19,613
209,000	13,533	4,394	400	1,200	19,527
208,000	13,468	4,373	350	1,200	19,391
207,000	13,404	4,352	350	1,200	19,306
205,000	13,274	4,310	300	1,200	19,084
200,000	12,950	4,205	300	1,200	18,655
199,000	12,886	4,184	250	1,200	18,519
196,000	12,691	4,121	250	1,200	18,262
185,000	11,979	3,889	200	1,200	17,268
130,000	8,418	2,733	200	1,200	12,551
120,000	7,770	2,523	200	1,200	11,693

Housing Costs 20% Down

Condo Value	Principal & Interest	Property Taxes	Insurance ?	Condo Fees	Total
275,000	15,828	5,782	500	1,200	23,310
220,000	12,663	4,625	500	1,200	18,988
215,000	12,375	4,520	450	1,200	18,545
214,000	12,317	4,499	450	1,200	18,466
210,000	12,087	4,415	400	1,200	18,102
209,000	12,029	4,394	400	1,200	18,023
208,000	11,972	4,373	350	1,200	17,895
207,000	11,914	4,352	350	1,200	17,816
205,000	11,799	4,310	300	1,200	17,609
200,000	11,511	4,205	300	1,200	17,216
199,000	11,454	4,184	250	1,200	17,088
196,000	11,281	4,121	250	1,200	16,852
185,000	10,648	3,889	200	1,200	15,937
130,000	7,482	2,733	200	1,200	11,616
120,000	6,907	2,523	200	1,200	10,830

Severance Corners Village Center: Building 12 Base Pricing Jan.26, 2007

Second Floor	Unit Type	Layout	Size S.F.	Location	Price
201	I	2-BR 2-BA Deck	1057	SW Corner	\$215,000.00
202	J	2-BR 2-BA Deck	1070	SE Corner	\$214,000.00
203	K	2-BR 2-BA Deck	1089	West Side Center	\$199,000.00
204	L	2-BR 2-BA Deck	1080	East Side Center	\$199,000.00
205	K	2-BR 2-BA Deck	1089	West Side Center	\$199,000.00
206	M	2-BR 2-BA Deck	1020	East Side Center	\$196,000.00
207	I	2-BR 2-BA Deck	1057	NW Corner	\$205,000.00
208	J	2-BR 2-BA Deck	1070	NE Corner	\$208,000.00
Third Floor					
301	I	2-BR 2-BA Deck	1057	SW Corner	\$220,000.00
302	J	2-BR 2-BA Deck	1070	SE Corner	\$218,000.00
303	K	2-BR 2-BA Deck	1089	West Side Center	\$199,000.00
304	N	2-BR 2-BA Deck	1080	East Side Center	\$199,000.00
305	K	2-BR 2-BA Deck	1089	West Side Center	\$199,000.00
306	O	2-BR 2-BA Deck	1020	East Side Center	\$196,000.00
307	I	2-BR 2-BA Deck	1057	NW Corner	\$207,000.00
308	J	2-BR 2-BA Deck	1070	NE Corner	\$209,000.00

212,200

Severance Corners Village Center: Building 2 Base Pricing Jan.26, 2007					
Second Floor	Unit Type	Layout	Size	Location	Price
201	A	2-BR 2-BA Deck	1060	SW Corner	\$215,000.00
202	B	2-BR 2-BA Deck	1060	SE Corner	\$215,000.00
203	C	2-BR 2-BA	952	West Side Center	\$185,000.00
204	D	2-BR 2-BA	1045	East Side Center	\$200,000.00
205	E	1-BR 1-BA	597	West Side Center	\$120,000.00
206	F	1-BR 1-BA	650	East Side Center	\$130,000.00
207	G	2-BR 2-BA Deck	1114	NW Corner	\$215,000.00
208	H	2-BR 2-BA Deck	1085	NE Corner	\$210,000.00
Third Floor					
301	A	2-BR 2-BA Deck	1060	SW Corner	\$205,000.00
302	B	2-BR 2-BA Deck	1060	SE Corner	\$205,000.00
303	C	2-BR 2-BA	952	West Side Center	\$185,000.00
304	D	2-BR 2-BA	1045	East Side Center	\$200,000.00
305	E	1-BR 1-BA	597	West Side Center	\$120,000.00
306	F	1-BR 1-BA	650	East Side Center	\$130,000.00
307	G	2-BR 2-BA Deck	1114	NW Corner	\$215,000.00
308	H	2-BR 2-BA Deck	1085	NE Corner	\$210,000.00
Total					

Building 3 (Estimated)

Second Floor	Unit Type	Layout	Size	Location	Price
201	A	2-BR 2-BA Deck	1060	SW Corner	\$205,000.00
202	B	2-BR 2-BA Deck	1060	SE Corner	\$205,000.00
203	P	3-BR 2BA	1410	West Side Center	\$275,000.00
204	Q	3-BR 2BA	1410	East Side Center	\$275,000.00
205	C	2-BR 2-BA	952	West Side Center	\$185,000.00
206	D	2-BR 2-BA	1045	East Side Center	\$200,000.00
207	E	1-BR 1-BA	597	West Side Center	\$120,000.00
208	F	1-BR 1-BA	650	East Side Center	\$130,000.00
209	G	2-BR 2-BA Deck	1114	NW Corner	\$215,000.00
210	H	2-BR 2-BA Deck	1085	NE Corner	\$210,000.00
Third Floor					
301	A	2-BR 2-BA Deck	1060	SW Corner	\$205,000.00
302	B	2-BR 2-BA Deck	1060	SE Corner	\$205,000.00
303	P	3-BR 2BA	1410	West Side Center	\$275,000.00
304	Q	3-BR 2BA	1410	East Side Center	\$275,000.00
305	C	2-BR 2-BA	952	West Side Center	\$185,000.00
306	D	2-BR 2-BA	1045	East Side Center	\$200,000.00
307	E	1-BR 1-BA	597	West Side Center	\$120,000.00
308	F	1-BR 1-BA	650	East Side Center	\$130,000.00
309	G	2-BR 2-BA Deck	1114	NW Corner	\$215,000.00

Town of Colchester

Application for New Town Center

Civic spaces have been incorporated into the design of the Severance Corners Village, LLC project within the New Town Center. Enclosed are a diagram and a narrative submitted by the developer as part of the Town's development review process that detail the civic spaces within the development. While these spaces will be open to the general public, these spaces will not be publicly owned or maintained. As detailed in Section D4 of this application, the project is served by private infrastructure per the developer's request. The developer, and subsequently the Master Association, is responsible for the upkeep and installation of infrastructure within the project including civic spaces.

Civic spaces included in the New Town Center include active and passive recreational opportunities such as a play field, a picnic meadow, nature trails, bicycle trails, and a children's play structure. Benches and gazebos provide focal points for open spaces as well as pedestrian amenities. Bicycle parking facilities are proposed throughout the project to encourage pedestrian circulation. A center green has been provided that will accommodate concerts and other public events. This central area is expected to also serve as an area for open air markets.

Enclosed is the relevant section from the Town's 2002 Town Plan describing the Severance Corners area and encouraging the development of civic and public spaces within. Civic and public buildings and spaces are permitted currently within the New Town Center per the Town's Zoning Regulations (see use chart in Section D3 of this application). As is evident from the Town's Official Map, also enclosed, no new public buildings are proposed for the New Town Center or any other place in Colchester at this time. The Town is currently constructing new town office space within the existing municipal complex at 835 Blakely Road and has no other public buildings planned. The current draft of the 2007 Town Plan, also enclosed, encourages the development of satellite public facilities within the Severance Corners area as the Town evaluates expansion to its facilities such as the library or police services. Since there are no definitive plans to develop or expand public facilities at this time, other than those mentioned herein, the Town can not commit to public buildings within the New Town Center however it has laid the groundwork to encourage public facilities within this area.



A. Youth Soccer - Play Field.

B. Nature Trails and Ponds.

C. Picnic Meadows.

D. Open Air Market.

E. Concerts on the Green.

F. Bicycle Parking Facilities.

G. Bicycle Trails and Routes.

H. Benches and Gazebos.

I. Children's Play Structure.

Planned Recreational Opportunities
At Severance Corners
Colchester, VT.



Open Air Market

The parking areas can be a part of the open space plan as well, allowing Farmer's Market to use the site on a regular basis. This same area can be cordoned off and used also for church bazaars, community flea markets and art shows and other public events that require more space than is available on the village green.

Concerts on the Green

At the center of the community, Severance Corners has planned a large shelter that can accommodate small entertainments, such as string concerts, performance by the local youth orchestra or other public events. The lawn surrounding the shelter can be used for informal seating and as well the porches and sidewalks around the village green can be the backdrop required for good acoustical and visual enclosure for these events.



Bicycle Parking Facilities

The Severance Corners Plan includes bike-parking areas in all areas where ten or more cars are parked. These will consist of enclosed and designated areas with lock-up facilities on the pedestrian destination side of parking areas. In addition some lock-up posts will also be available at the edge of the park, the play fields and at the entrance to the village green from Blakeley Road.

Bicycle Trails and Routes

The Severance Corners Plan includes an external loop of bike and walking trails around the perimeter of the developed area. These will connect with the Blakeley Road regional bike route. Within the site roadway system, the internal bike route would be designated by signs and striping and accommodated within the roadway section design. This route would connect to all public facilities and bike parking areas.



Benches and Gazebos

The Severance Corner Plan is based on making this development walk-able and bike-able as well being easy to access by automobile. To make the development as attractive as possible to pedestrians, there should be a generous provision of places to stop and rest within the open space plan. The plan includes providing comfortable and attractive benches on the northern end of the village green as well as within the gazebo shelter. Benches will also be located at bus stops, where children play, along the walks of the neighborhood park and at especially scenic or advantageous viewpoints.



Children's Play Structure

With the addition of a Children's Play Structure the residence and visiting families of Severance Corners will have an active play area for up to 35 children. The play area will be fenced with benches for parent or guardian comfort. The proposed play structure is by GameTime's PrimeTime system offers amazing play value. With its direct-bolt technology and complete component options, PrimeTime ensures ease and accuracy of installation and provides years of strong, low-maintenance service. This system offers a variety of climbers (tree, wave, leaning wall and clover), activity panels (steering wheel, accessible with Braille, zoo panel), an arch bridge and a curved slide. The transfer platform provides proper access to the structure for disabled children. The quality and care that goes into each GameTime system assures a safer play environment with more time for what's really important to children...having fun.



Gazebo Along Walking Trail

Along the walking trail, nestled at the woodland edge opposite the ball field is a small, proposed gazebo. This gazebo will provide a destination, resting stop, and viewing spot for parents with children on the ball field.



SEVERANCE CORNERS GROWTH CENTER- This area surrounds the intersections of Severance Road, Rte. 7, Blakely Road and the planned Circumferential Highway. In 1998 the Planning Commission created a new zoning district, General Development 3, specific to this area to promote a dense, mixed use village type development pattern for this area. This is a natural area for a growth center since it is at the intersection of two arterial roadways as well as being an exit point for the proposed Circumferential Highway. The Town intends to take advantage of this superior location by creating a mixed use village type district which meets all the expectations of a "new urbanism", "smart growth", or "neo traditional" growth center. The area is intended to contain dense development, mixed uses, pedestrian amenities and connectivity, community spaces, while surrounded by rural development and open space.

The Town has approved this area as a sewer district. Currently the amount of wastewater capacity is insufficient to meet the build out potential for this district.

Goals

This area is recognized as a gateway to Colchester and also as a future growth-center. A concentration of business/commercial/residential growth in this area supports the Town's economic development, transportation and land use plans. The Town will plan to accommodate additional development in this area in a manner that does not place a burden on the ability of the Town to provide services.

Policies and Implementation

1. During the next two years, the Planning Commission shall work with land owners and the Select Board to refine the GD-3 zoning district to possibly include offering higher densities, reduced setbacks, provisions for permanent affordable housing provisions, reduced road width options, and lighting specifications in exchange for increased open spaces, and provisions for permanent affordable housing and mitigating night glow.
2. Buffer areas around the periphery of the district to define the boundaries of the growth center should be maintained or preserved.
3. The Town should work with landowners to bring additional sewer capacity at their expense to this area or pursue alternatives that address the need for additional wastewater disposal.
4. The Town should develop equitable procedures for allocating available sewer capacity.
5. Buffer areas should be required to protect Sunderland Brook as a unique natural area.

focusing on individual neighborhood areas, care should be taken to ensure that continuity throughout the neighborhood areas and the larger community is examined particularly for natural resources and pedestrian and bicycle circulation. Neighborhood areas provide for specific implementation strategies for future land use plans and recognize the specific characteristics and qualities of an area as well as physical limitations and opportunities. The Neighborhood Area Map should be looked to for guidance on the location and boundaries of these areas.

Severance Corners Growth Center

Severance Corners is located at an important transportation hub at the intersection of Route 7, Blakely/Severance Road, and the future Circumferential Highway. The area is confined to properties around the intersection and future interchange and is surrounded by low and rural density zoning districts. The Town adopted general development three zoning for this area to promote a dense, mixed use village type development pattern for this area. The area is intended to contain pedestrian amenities and connectivity, community spaces and access to public transportation.

Development for this area should be balanced in terms of residential and commercial development. As the growth center develops, residential density increases may be considered especially to help the commercial uses be more viable. Density increases could be achieved through transfer of development rights. This area is entirely within an approved sewer district and is served by municipal water. This area is a high priority for infrastructure. The Town recently completed a study with the Metropolitan Planning Organization to determine the scope and location of pedestrian and bicycle facilities within the growth center. These recommendations should be implemented as the area develops and links to surrounding neighborhoods. While civic uses are permitted and encouraged in the growth center, the Town will maintain its core service area in the Town Services Neighborhood. Satellite town facilities, churches, and private schools could be developed within the growth center as it develops.

No changes to the zoning for this area are anticipated over the term of this plan as development is currently either under review or approved for three of the four main corners. The Town is currently pursuing State New Town Center designation and growth center designation for Severance Corners. One of the predominant benefits of State designation of a growth center is prime agricultural soil mitigation rights which makes it advantageous to develop within growth centers and in-fill development and more restrictive to build on agricultural soils outside of these areas. Under Vermont State Title 24 Section 2791, the Town may only designate one growth center for a period of twenty years. A growth center must accommodate the majority of the Town's growth over this twenty year period. In order to achieve this density, the Town may consider additional density bonuses such as transfer of development rights or expansion of the growth center to the east. Penalty ordinances such as growth caps in other areas of Town are not appropriate at this time. The Town believes that the current growth center configuration should accommodate the majority of the Town's growth over the next twenty years especially when the current rate of growth is evaluated. It is hoped that the State will accept the current configuration of Severance Corners as a State Designated Growth

SECTION D

7. ORGANIZATIONAL STRUCTURE

Town of Colchester
Application for New Town Center

An organization structure has not been submitted due to the amendment to the Downtown Development Act contained within S. 148 passed on May 9, 2007 of the 2006-2007 Legislative Session.

SECTION D

8. WATER SUPPLY AND SEWAGE SYSTEMS

a. COMPLIANCE WITH ANR DIVISION FOR WATER & WASTEWATER

i. WASTEWATER SYSTEMS

Town of Colchester
Application for New Town Center

Municipal wastewater service is provided to the New Town Center by the Town of Colchester. The Town has an agreement with the City of South Burlington for wastewater treatment at the City's Airport Park Facility. Please find enclosed correspondence from the City of South Burlington accompanied by a copy of the State of Vermont's Agency of Natural Resources Discharge Permit.



State of Vermont
Department of Environmental Conservation

RECEIVED

JUL 16 2007

Agency of Natural Resources

PLANNING & ZONING

Wastewater Management Division
103 South Main Street – The Sewing Building
Waterbury VT 05671-0405
Phone: 802-241-3822
Fax: 802-241-2596
www.anr.state.vt.us/dec/dec.htm

July 11, 2007

Brenda Green
Director of Planning and Zoning
P.O. Box 55
Colchester VT 05446

Subject: Downtown Designation Request

Dear Brenda:

In response to your voice mail message of yesterday and the faxed Appendix A compliance checklist, by copy of this letter I am informing Joss Besse of the Vermont Downtown Program that Colchester is in compliance with its responsibilities under discharge permit #3-1278.

If you need further assistance, please call Virginia Little at 241-3833.

Sincerely,

A handwritten signature in blue ink that reads "Christine Thompson". The signature is fluid and cursive, with the first name "Christine" and last name "Thompson" clearly legible.

Christine Thompson
Director

cc: Joss Besse, Vermont Downtown Program
Ernest Christianson, Essex Junction Regional Office



AGENCY OF NATURAL RESOURCES
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WASTEWATER MANAGEMENT DIVISION
103 SOUTH MAIN STREET
WATERBURY, VERMONT 05671-0405

Permit No.: 3-1278
File No.: 04-14
PIN: EJ93-0009.01
NPDES No.: VT0100366

Name of Permittee: City of South Burlington
575 Dorset Street
South Burlington, VT 05403

Name of Copermittee: Town of Colchester
PO Box 55
Colchester, VT 05446

Expiration Date: March 31, 2008

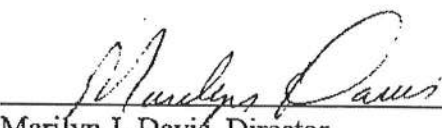
DISCHARGE PERMIT

In compliance with the provisions of the Vermont Water Pollution Control Act as amended (hereinafter referred to as the "Act") and the Federal Clean Water Act, as amended (33 U.S.C. §1251 et seq), the City of South Burlington, Vermont (hereinafter referred to as the "permittee") is authorized by the Secretary, Agency of Natural Resources, Waterbury, Vermont, to discharge from the Airport Parkway Wastewater Treatment Facility Wastewater Treatment Facility to the Winooski River in accordance with the following general and special conditions. The Town of Colchester (hereinafter referred to as the Copermittee) shall operate and maintain their pump stations and collection system in accordance with the following applicable and special conditions

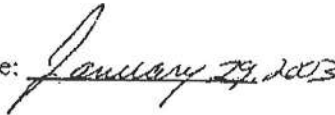
This permit shall become effective on April 1, 2003 and shall expire on March 31, 2008.

Christopher Recchia, Commissioner
Department of Environmental Conservation

By:


Marilyn J. Davis, Director
Wastewater Management Division

Date:


January 29, 2003

A. EFFLUENT LIMITS**I. SPECIAL CONDITIONS**

1. From April 1, 2003 until March 31, 2008 the permittee is authorized to discharge from S/N 001 - outfall, the Airport Parkway Wastewater Treatment Facility Wastewater Treatment Facility, to the Winooski River, an effluent whose characteristics shall not exceed the values listed below:

DISCHARGE LIMITATIONS							
Effluent Characteristic	Monthly Average	Weekly Average	Maximum Day	Monthly Average	Weekly Average	Maximum Day	Instantaneous Maximum
 (lbs / day) (Concentration)
Flow (Annual Avg)				2.3 MGD			
Ultimate Oxygen Demand (1,2)			2060				
Biochemical Oxygen Demand, 5-day, 20°C (2)	575	863		30 mg/l	45 mg/l	50 mg/l	
Total Suspended Solids	575	863		30 mg/l	45 mg/l	50 mg/l	
Total Phosphorus	15.3			0.8 mg/l			
Total Kjeldhal Nitrogen	Monitor Only						
Settleable Solids							1.0 ml/l
Total Residual Chlorine							0.1 mg/l
Escherichia coli Bacteria							77/100 ml
pH				Between 6.5 and 8.5 Standard Units			

Samples shall be collected at the final effluent sampling station, prior to discharge to the Winooski River.

1. The Ultimate Oxygen Demand (UOD) limitation is only effective from June 1 through October 31 annually. UOD shall be calculated by the following formula:

$$\text{UOD lbs} = [\text{BOD lbs} \times 1.43] + [\text{TKN lbs} \times 4.57]$$
2. The Permittee shall control the effluent BOD and TKN such that the maximum day mass discharge of UOD is not exceeded or the BOD concentration and mass limitations are not exceeded, whichever is more restrictive.

2. Pursuant to the Agreement (dated October 14, 1992) between the City of South Burlington and the Town of Colchester, the Town is solely responsible for the operation and maintenance of the Town Pump Station and the enforcement of the sewer use ordinance within the Town. The City is solely responsible for the operation and maintenance of the Airport Parkway Wastewater Treatment Facility and the Sludge Storage Facility located in the Town.
3. The effluent shall not have concentrations or combinations of contaminants including oil, grease, scum, foam, or floating solids which would cause a violation of the water quality standards of the receiving waters.
4. The discharge shall not cause visible discoloration of the receiving waters.
5. The monthly average concentrations of BOD₅ and total suspended solids in the discharge shall not exceed 15 percent of the monthly average concentrations of BOD₅ and total suspended solids in the influent into the permittee's wastewater treatment facilities. For the purposes of determining whether the permittee is in compliance with this condition, samples from the discharge and the influent shall be taken with appropriate allowance for detention times. See Part I, Special Conditions, Paragraph F.2., Effluent Monitoring.
6. When the effluent discharged for a period of 90 consecutive days exceeds 80 percent of the permitted flow limitation, the permittee shall submit to the permitting authority projected loadings and a program for maintaining satisfactory treatment levels consistent with approved water quality management plans.
7. Any action on the part of the Agency of Natural Resources in reviewing, commenting upon or approving plans and specifications for the construction of wastewater treatment facilities shall not relieve the permittee from the responsibility to achieve effluent limitations set forth in this permit and shall not constitute a waiver of, or act of estoppel against any remedy available to the Agency, the State of Vermont or the federal government for failure to meet any requirement set forth in this permit or imposed by state or federal law.

B. WASTE MANAGEMENT ZONE

In accordance with 10 V.S.A. Section 1252, this permit hereby establishes a waste management zone that extends from the outfall of the Airport Parkway Wastewater Treatment Facility in the Winooski River downstream 1.2 miles.

C. REAPPLICATION

If the permittee desires to continue to discharge after the expiration of this permit, the permittee shall reapply on the application forms then in use at least 180 days before this permit expires.

Reapply for a Discharge Permit by: September 30, 2007

D. OPERATING FEES

This discharge is subject to operating fees. The permittee shall submit the operating fees in accordance with the procedures provided by the Secretary.

E. WHOLE EFFLUENT TOXICITY TESTING

The permittee shall submit the results of one, two-species (Pimephales promelas and Ceriodaphnia dubia) chronic Whole Effluent Toxicity test conducted on discharge S/N 001 to the Department.

1. A Whole Effluent Toxicity test shall be conducted between August 1 and September 30, 2003 and the results submitted to the Department by December 31, 2003.
2. The test shall be conducted as specified in: Lewis, PA, DJ Klemm, JM Lazorchak, TJ Norberg-King, WH Peltier, MA Heber (Editors). "Short-Term Methods for Estimating the Chronic Toxicity of Effluents and Receiving Waters to Freshwater Organisms" (Third Edition). EPA/600/4-91/002. July 1994.
3. Based upon the results of these tests or any other Whole Effluent Toxicity tests conducted on this discharge this permit may be amended to include additional Whole Effluent Toxicity testing, establish a Whole Effluent Toxicity limitation, or require that a Toxicity Reduction Evaluation be conducted.

F. MONITORING AND REPORTING

1. Sampling and Analysis

The sampling, preservation, handling, and analytical methods used shall conform to regulations published pursuant to Section 304(g) of the Clean Water Act, under which such procedures may be required. Guidelines establishing these test procedures have been published in the Code of Federal Regulations, Title 40, Part 136 (Federal Register, Vol. 56, No. 195, July 1, 1999 or as amended).

If applicable, *Escherichia coli* shall be tested using test method 9213 D. found in Standard Methods for the Examination of Water and Wastewater, 18th or subsequent edition(s).

Samples shall be representative of the volume and quality of effluent discharged over the sampling and reporting period. All samples are to be taken during normal operating hours. The permittee shall identify the effluent sampling location used for each discharge.

2. Effluent Monitoring

The permittee shall monitor and record the quality and quantity of discharge(s) S/N 001 - outfall, the Airport Parkway Wastewater Treatment Facility Wastewater Treatment Facility, according to the following schedule and other provisions:

From April 1, 2003 until March 31, 2008

PARAMETER	MINIMUM FREQUENCY OF ANALYSIS	SAMPLE TYPE
Flow	Continuous	Daily Total, Max., Min.
UOD	1 x weekly	Calculated ⁽²⁾
BOD ₅	1 x weekly	8 hour composite ⁽¹⁾
TSS	1 x weekly	8 hour composite ⁽¹⁾
Total Phosphorus	1 x weekly	8 hour composite ⁽¹⁾
TKN	1 x weekly	8 hour composite ^(1,2)
Settleable Solids	1 x daily	Grab ⁽³⁾
Escherichia coli Bacteria	1 x weekly	Grab ⁽⁴⁾
Total Residual Chlorine	1 x daily	Grab ⁽⁴⁾
pH	1 x daily	Grab

- (1) Composite samples for BOD₅, TSS, Total Phosphorus (and TKN when applicable) shall be taken during the hours 6:00 a.m. to 6:00 p.m., unless otherwise specified. Eight hours is the minimum period for the composite.
- (2) UOD and TKN monitoring is only required from the period of June 1 through October 31.
- (3) Settleable Solids samples shall be collected between 10:00 a.m. and 2:00 p.m. or during the period of peak flow.
- (4) On the day that the Escherichia coli grab sample is collected, the daily total residual chlorine grab sample for that day shall be collected at the same time and location as the E. coli sample. Samples shall be collected between the hours of 6:00 a.m. to 6:00 p.m..

3. Influent Monitoring

The permittee shall monitor the quality of the **influent** according to the following schedule and other provisions.

PARAMETER	MINIMUM FREQUENCY OF ANALYSIS	SAMPLE TYPE
Influent BOD ₅	1 x monthly	8 - hour composite, minimum ⁽¹⁾
Influent TSS	1 x monthly	8 - hour composite, minimum ⁽¹⁾
Septage Received	Daily	Total Volume Received

- (1) Composite samples for BOD₅ and TSS shall be taken during the hours of 6:00 a.m. to 6:00 p.m., unless otherwise specified. Eight hours is the minimum period for the composite.

4. Reporting

The permittee is required to submit monthly reports of monitoring results on form WR-43. Reports are due on the 15th day of each month, beginning with the month following the effective date of this permit.

If, in any reporting period, there has been no discharge, the permittee must submit that information by the report due date.

Signed copies of these, and all other reports required herein, shall be submitted to the Secretary at the following address:

Agency of Natural Resources
Department of Environmental Conservation
Wastewater Management Division
103 South Main Street
Waterbury, Vermont 05671-0405

and the

Town of Colchester
PO Box 55
Colchester, VT 05446

All reports shall be signed:

- a. In the case of corporations, by a principal executive officer of at least the level of vice president, or his/her duly authorized representative, if such representative is responsible for the overall operation of the facility from which the discharge described in the permit form originates;

- b. In the case of a partnership, by a general partner;
- c. In the case of a sole proprietorship, by the proprietor;
- d. In the case of a municipal, State, or other public facility, by either a principal executive officer, ranking elected official, or other duly authorized employee.

In addition to the monitoring and reporting requirements given above, daily monitoring of certain parameters for operational control are required by the Agency. Operations reports (reporting form WR-43) shall be submitted monthly.

5. Recording of Results

The permittee shall maintain records of all information resulting from any monitoring activities required, including:

- a. The exact place, date, and time of sampling;
- b. The dates and times the analyses were performed;
- c. The person(s) who performed the analyses;
- d. The analytical techniques and methods used including sample collection handling and preservation techniques;
- e. The results of all required analyses.
- f. The records of monitoring activities and results, including all instrumentation and calibration and maintenance records;
- g. The original calculation and data bench sheets of the operator who performed analysis of the influent or effluent pursuant to requirements of Section I.(A) of this permit.

The results of monitoring requirements shall be reported (in the units specified) on the Vermont reporting form WR-43 or other forms approved by the Secretary.

6. Additional Monitoring

If the permittee monitors any pollutant at the location(s) designated herein more frequently than required by this permit, using approved analytical methods as specified above, the results of such monitoring shall be included in the calculation and reporting of the values required in the Discharge Monitoring Report Form WR-43. Such increased frequency shall also be indicated.

G. DRY WEATHER FLOWS

Dry weather flows of untreated municipal wastewater from any sanitary or combined sewers are not authorized by this permit and are specifically prohibited by State and Federal laws and regulations.

H. EMERGENCY ACTION - ELECTRIC POWER FAILURE

The permittee and copermitttee shall indicate in writing to the Secretary **within 30 days after the effective date of this permit** that the discharge shall be handled in such a manner that, in the event the primary source of electric power to the waste treatment facilities (including pump stations) fails, any discharge into the receiving waters will attempt to comply with the conditions of this permit, but in no case shall the wastes receive less than primary treatment (or its equivalent) plus disinfection.

The permittee and copermitttee shall either provide an alternative source of power for the operation of its treatment facilities, or demonstrate that the treatment facility has the capacity to store the wastewater volume that would be generated over the duration of the longest power failure that would have affected the facility in the last five years, excluding catastrophic events.

The alternative power supply, whether from a generating unit located at the plant site or purchased from an independent source of electricity, must be separate from the existing power source used to operate the waste treatment facilities. If a separate unit located at the plant site is to be used, the permittee or copermitttee shall certify in writing to the Secretary when the unit is completed and prepared to generate power.

The determination of treatment system storage capacity shall be submitted to the Wastewater Management Division upon completion.

I. SEWER ORDINANCE

The permittee and copermitttee shall have in effect a sewer use ordinance acceptable to the Secretary which, at a minimum, shall

1. Prohibit the introduction by any discharger into the permittee's sewerage system or treatment facilities of any pollutant which:
 - a. is a toxic pollutant in toxic amounts as defined in standards issued from time to time under Section 307(a) of the Clean Water Act;
 - b. creates a fire or explosion hazard in the permittee's treatment works;
 - c. causes corrosive structural damage to the permittee's treatment works, including all wastes with a pH lower than 5.0;
 - d. contains solid or viscous substances in amounts which would cause obstruction to the flow in sewers or other interference with proper operation of the permittee's treatment works; or
 - e. in the case of a major contributing industry, as defined herein, contains an

incompatible pollutant, as further defined herein, in an amount or concentration in excess of that allowed under standards or guidelines issued from time to time pursuant to Sections 304, 306, and/or 307 of the Clean Water Act.

2. Require 45 days prior notification to the permittee or copermittee by any person or persons of:
 - a. proposed substantial change in volume or character of pollutants over that being discharged into the permittee's treatment works at the time of issuance of this permit;
 - b. proposed new discharge into the permittee's treatment works of pollutants from any source which would be a new source as defined in Section 306 of the Clean Water Act if such source were discharging pollutants; or
 - c. proposed new discharge into the permittee's treatment works of pollutants from any source which would be subject to Section 301 of the Clean Water Act if it were discharging such pollutants.
3. Require any industry discharging into the permittee's treatment works to perform such monitoring of its discharge as the permittee or copermittee may reasonably require, including the installation, use, and maintenance of monitoring equipment methods, to keep records of the results of such monitoring, and to report the results of such monitoring to the permittee or copermittee. Such records shall be made available by the permittee or copermittee to the Secretary upon request.
4. Authorize the permittee's or copermittee's authorized representatives to enter into, upon, or through the premises of any industry discharging into the permittee's treatment works to have access to and copy any records, to inspect any monitoring equipment or method required under subsection 3 above, and to sample any discharge into the permittee's treatment works.

The permittee or copermittee shall notify the Secretary of any discharge specified in subsection 2 above within 30 days of the date on which the permittee or copermittee is notified of such discharge. This permit may be modified accordingly.

II. GENERAL CONDITIONS

A. MANAGEMENT REQUIREMENTS:

1. Facility Modification / Change in Discharge

All discharges authorized herein shall be consistent with the terms and conditions of this permit. The discharge of any pollutant more frequently than, or at a level in excess of, that identified and authorized by this permit shall constitute a violation of the terms and conditions of this permit. Such a violation may result in the imposition of civil and/or criminal penalties as provided for in Section 1274 and 1275 of the Vermont Water Pollution Control Act. Any anticipated facility expansions or process modifications which will result in new, different, or increased discharges of pollutants must be reported by submission of a new permit application or, if such changes will not violate the effluent limitations specified in this permit, by notice to the permit issuing authority of such changes. Following such notice, the permit may be modified to specify and limit any pollutants not previously limited.

In addition, the permittee or copermitttee shall provide notice to the Secretary of the following:

- a. any new introduction of pollutants into the treatment works from a source which would be a new source as defined in Section 306 of the Clean Water Act if such source were discharging pollutants;
- b. except for such categories and classes of point sources or discharges specified by the Secretary, any new introduction of pollutants into the treatment works from a source which would be subject to Section 301 of the Clean Water Act if such source were discharging pollutants; and
- c. any substantial change in volume or character of pollutants being introduced into the treatment works by a source introducing pollutants into such works at the time of issuance of the permit.

The notice shall include:

- i. the quality and quantity of the discharge to be introduced into the system, and
- ii. the anticipated impact of such change in the quality or quantity of the effluent to be discharged from the permitted facility.

2. Noncompliance Notification:

In the event the permittee or copermitttee is unable to comply with any of the conditions of

this permit due, among other reasons, to:

- a. breakdown or maintenance of waste treatment equipment (biological and physical-chemical systems including, but not limited to, all pipes, transfer pumps, compressors, collection ponds or tanks for the segregation of treated or untreated wastes, ion exchange columns, or carbon absorption units),
- b. accidents caused by human error or negligence, or
- c. other causes such as acts of nature,

the permittee or copermittee shall notify the Secretary within 24 hours of becoming aware of such condition or by the next business day and shall provide the Secretary with the following information, in writing, within five (5) days:

- i. cause of non-compliance
- ii. a description of the non-complying discharge including its impact upon the receiving water;
- iii. anticipated time the condition of non-compliance is expected to continue or, if such condition has been corrected, the duration of the period of non-compliance;
- iv. steps taken by the permittee or copermittee to reduce and eliminate the non-complying discharge; and
- v. steps to be taken by the permittee or copermittee to prevent recurrence of the condition of non-compliance.

3. Operation and Maintenance:

All waste collection, control, treatment, and disposal facilities shall be operated in a manner consistent with the following:

- a. The permittee and copermittee shall, at all times, maintain in good working order and operate as efficiently as possible all treatment or control facilities or systems installed or used by the permittee or copermittee to achieve compliance with the terms and conditions of this permit.
- b. The permittee and copermittee shall provide an adequate operating staff which is duly qualified to carry out the operation, maintenance, and testing functions required to insure compliance with the conditions of this permit; and
- c. The operation and maintenance of this facility shall be performed only by qualified

personnel. The personnel shall be certified as required under the Vermont Water Pollution Abatement Facility Operator Certification Regulations.

4. Quality Control:

The permittee shall calibrate and perform maintenance procedures on all monitoring and analytical instrumentation at regular intervals to ensure accuracy of measurements, or shall ensure that both activities will be conducted.

The permittee shall keep records of these activities and shall provide such records upon request of the Secretary.

The permittee shall demonstrate the accuracy of the flow measurement device **weekly** and report the results on the monthly report forms. The acceptable limit of error is $\pm 10\%$.

The permittee shall analyze any additional samples as may be required by the Agency of Natural Resources to ensure analytical quality control.

5. Bypass

The diversion or bypass of facilities (including pump stations) necessary to maintain compliance with the terms and conditions of this permit is prohibited, except where authorized under the terms and conditions of an Emergency Pollution Permit issued pursuant to 10 V.S.A. Section 1268.

6. Duty to Mitigate

The permittee and compermittee shall take all reasonable steps to minimize or prevent any adverse impact to waters of the State resulting from non-compliance with any condition specified in this permit, including accelerated or additional monitoring as necessary to determine the nature and impact of the non-complying discharge.

7. Records Retention

All records and information resulting from the monitoring activities required by this permit including all records of analyses performed, calibration and maintenance of instrumentation, and recordings from continuous monitoring instrumentation shall be retained for a minimum of three (3) years, and shall be submitted to Department representatives upon request. This period shall be extended during the course of unresolved litigation regarding the discharge of pollutants or when requested by the Secretary.

8. Solids Management

Collected screenings, sludges, and other solids removed in the course of treatment and control of wastewaters shall be stored, treated and disposed of in accord with 10 V.S.A.,

Chapter 159 and with the terms and conditions of any certification, interim or final, transitional operation authorization or order issued pursuant to 10 V.S.A., Chapter 159 that is in effect on the effective date of this permit or is issued during the term of this permit.

9. Emergency Pollution Permits

Maintenance activities, or emergencies resulting from equipment failure or malfunction, including power outages, which result in an effluent which exceeds the effluent limitations specified herein, shall be considered a violation of the conditions of this permit, unless the permittee immediately applies for, and obtains, an emergency pollution permit under the provisions of 10 V.S.A., Chapter 47, Section 1268. **The permittee or copermitttee shall notify the Department of the emergency situation by the next working day.**

10 V.S.A., Chapter 47, Section 1268 reads as follows:

"When a discharge permit holder finds that pollution abatement facilities require repairs, replacement or other corrective action in order for them to continue to meet standards specified in the permit, he may apply in the manner specified by the secretary for an emergency pollution permit for a term sufficient to effect repairs, replacements or other corrective action. The permit may be issued without prior public notice if the nature of the emergency will not provide sufficient time to give notice; provided that the secretary shall give public notice as soon as possible but in any event no later than five days after the effective date of the emergency pollution permit. No emergency pollution permit shall be issued unless the applicant certifies and the secretary finds that:

- (1) there is no present, reasonable alternative means of disposing of the waste other than by discharging it into the waters of the state during the limited period of time of the emergency;
- (2) the denial of an emergency pollution permit would work an extreme hardship upon the applicant;
- (3) the granting of an emergency pollution permit will result in some public benefit;
- (4) the discharge will not be unreasonably harmful to the quality of the receiving waters;
- (5) the cause or reason for the emergency is not due to wilful or intended acts or omissions of the applicant."

Application shall be made to the Secretary of the Agency of Natural Resources, Department of Environmental Conservation, 103 South Main Street, Waterbury, Vermont 05671-0405.

B. RESPONSIBILITIES

1. Right of Entry

The permittee and copermitttee shall permit the Secretary or authorized representative, upon the presentation of proper credentials:

- a. to enter upon the permittee's or copermitttee's premises in which an effluent source or any records required to be kept under terms and conditions of the permit are located;
- b. to have access to and copy any records required to be kept under the terms and conditions of the permit;
- c. to inspect any monitoring equipment or method required in the permit; or
- d. to sample any discharge of pollutants.

2. Transfer of Ownership or Control

This permit is not transferable without prior written approval of the Secretary. All application and operating fees must be paid in full prior to transfer of this permit. In the event of any change in control or ownership of facilities from which the authorized discharges emanate, the permittee or copermitttee shall provide a copy of this permit to the succeeding owner or controller and shall send written notification of the change in ownership or control to the Secretary. The permittee or copermitttee shall also inform the prospective owner or operator of their responsibility to make an application for transfer of this permit. This application must include as a minimum; a written statement from the prospective owner or operator certifying:

- a. The conditions of the operation that contribute to, or affect, the discharge will not be materially different under the new ownership.
- b. The prospective owner or operator has read and is familiar with the terms of the permit and agrees to comply with all terms and conditions of the permit.
- c. The prospective owner or operator has adequate funding to operate and maintain the treatment system and remain in compliance with the terms and conditions of the permit.
- d. The date of the sale or transfer.

The Department may require additional information dependent upon the current status of the facility operation, maintenance, and permit compliance.

3. Confidentiality

Pursuant to 10 V.S.A. 1259(b):

"Any records, reports or information obtained under this permit program shall be available to the public for inspection and copying. However, upon a showing satisfactory to the secretary that any records, reports or information or part thereof, other than effluent data, would, if made public, divulge methods or processes entitled to protection as trade secrets, the secretary shall treat and protect those records, reports or information as confidential. Any records, reports or information accorded confidential treatment will be disclosed to authorized representatives of the state and the United States when relevant to any proceedings under this chapter."

4. Permit Modification

After notice and opportunity for a hearing, this permit may be modified, suspended, or revoked in whole or in part during its term for cause including, but not limited to, the following:

- a. violation of any terms or conditions of this permit;
- b. obtaining this permit by misrepresentation or failure to disclose fully all relevant facts;
or
- c. a change in any condition that requires either a temporary or permanent reduction or elimination of the permitted discharge.

5. Toxic Effluent Standards

If a toxic effluent standard or prohibition (including any schedule of compliance specified in such effluent standard or prohibition) is established under section 307(a) of the Federal Act for a toxic pollutant which is present in the permittee's discharge and such standard or prohibition is more stringent than any limitation upon such pollutant in this permit, then this permit shall be revised or modified in accordance with the toxic effluent standard or prohibition and the permittee so notified.

6. Oil and Hazardous Substance Liability

Nothing in this permit shall be construed to preclude the institution of legal action or relieve the permittee from any responsibilities, liabilities, or penalties to which the permittee is or may be subject under 10 V.S.A. §1281.

7. Other Materials

Other materials ordinarily produced or used in the operation of this facility, which have been specifically identified in the application, may be discharged at the maximum frequency and maximum level identified in the application, provided:

- a. They are not:
 - i. designated as toxic or hazardous under provisions of Sections 307 and 311, respectively, of the Clean Water Act, or
 - ii. known to be hazardous or toxic by the permittee or copermitttee,

except that such materials indicated in (a) and (b) above may be discharged in certain limited amounts with the written approval of, and under special conditions established by, the Secretary or his designated representative, if the substances will not pose any imminent hazard to the public health or safety;

- b. The discharge of such materials will not violate applicable water quality standards; and
- c. The permittee or copermitttee is not notified by the Secretary to eliminate or reduce the quantity of such materials entering the watercourse.

8. Navigable Waters

This permit does not authorize or approve the construction of any onshore or offshore physical structures or facilities or the undertaking of any work in any navigable waters.

9. Civil and Criminal Liability

Except as provided in, "Bypass" (Part II.A., paragraph 5.), "Emergency Action - Electric Power Failures" (Part I, paragraph G.), and "Emergency Pollution Permits" (Part II.A., paragraph 9.), nothing in this permit shall be construed to relieve the permittee or copermitttee from civil or criminal penalties for noncompliance. Civil penalties, as authorized under 10 V.S.A. §1274 and 10 V.S.A. §8010, shall not exceed \$10,000 a day for each day of violation. Criminal penalties, as authorized under 10 V.S.A. §1275, shall not exceed \$25,000 for each day of violation, imprisonment for up to six months, or both.

10. State Laws

Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee or copermitttee from any responsibilities, liabilities, or penalties

established pursuant to any applicable State law or regulation under authority preserved by Section 510 of the Clean Water Act.

11. Property Rights

Issuance of this permit does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of Federal, State, or local laws or regulations.

12. Severability

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit, shall not be affected thereby.

13. Authority

This permit is issued under authority of 10 V.S.A. §1259 which states that: "No person shall discharge any waste, substance, or material into waters of the State, nor shall any person discharge any waste, substance, or material into an injection well or discharge into a publicly owned treatment works any waste which interferes with, passes through without treatment, or is otherwise incompatible with those works or would have a substantial adverse effect on those works or on water quality, without first obtaining a permit for that discharge from the Secretary", and under the authority of Section 402 of the Clean Water Act, as amended.

14. Definitions

For purposes of this permit, the following definitions shall apply.

The Act - The Vermont Water Pollution Control Act, 10 V.S.A. Chapter 47

Annual Average - The highest allowable average of daily discharges calculated as the sum of all daily discharges (mg/l, lbs or gallons) measured during a calendar year divided by the number of daily discharges measured during that year.

Average - The arithmetic means of values taken at the frequency required for each parameter over the specified period.

The Clean Water Act - The federal Clean Water Act, as amended.

Composite Sample - A sample consisting of a minimum of one grab sample per hour collected during a 24-hour period (or lesser period as specified in the section on

Monitoring and Reporting) and combined proportionally to flow over that same time period.

Daily Discharge - The discharge of a pollutant measured during a calendar day or any 24-hour period that reasonably represents the calendar day for purposes of sampling.

For pollutants with limitations expressed in pounds the daily discharge is calculated as the total pounds of pollutants discharged over the day.

For pollutants with limitations expressed in mg/l the daily discharge is calculated as the average measurement of the pollutant over the day.

Grab Sample - An individual sample collected in a period of less than 15 minutes.

Incompatible Substance (Pollutant) - Any waste being discharged into the treatment works which interferes with, passes through without treatment, or is otherwise incompatible with said works or would have a substantial adverse effect on these works or on water quality. This includes all pollutants required to be regulated under the Federal Clean Water Act.

Instantaneous Maximum - A value not to be exceeded in any grab sample.

Major Contributing Industry - One that: (1) has a flow of 50,000 gallons or more per average work day; (2) has a flow greater than five percent of the flow carried by the municipal system receiving the waste; (3) has in its wastes a toxic pollutant in toxic amounts as defined in standards issued under Section 307(a) of the Clean Water Act; or (4) has a significant impact, either singly or in combination with other contributing industries, on a publicly owned treatment works or on the quality of effluent from that treatment works.

Maximum Day (maximum daily discharge limitation) - The highest allowable "daily discharge" (mg/l, lbs or gallons).

Mean - The mean value is the arithmetic mean.

Monthly Average - (Average monthly discharge limitation) - The highest allowable average of daily discharges (mg/l, lbs or gallons) over a calendar month, calculated as the sum of all daily discharges (mg/l, lbs or gallons) measured during a calendar month divided by the number of daily discharges measured during that month.

NPDES - The National Pollutant Discharge Elimination System.

Secretary - The Secretary of the Agency of Natural Resources

State Certifying Agency Agency of Natural Resources

Department of Environmental Conservation
Wastewater Management Division
103 South Main Street
Waterbury, Vermont 05671-0405

Weekly Average - (Average weekly discharge limitation) - The highest allowable average of daily discharges (mg/l, lbs or gallons) over a calendar week, calculated as the sum of all daily discharges (mg/l, lbs or gallons) measured during a calendar week divided by the number of daily discharges measured during that week.

11/2002

K:\Direct\Randy-misc\PERMITS\airprkwy-dp.wpd

APPENDIX A-1

CHECKLIST FOR MUNICIPAL WASTEWATER COMPLIANCE FOR DOWNTOWN DISTRICT DESIGNATION

Discharge Permit Number : VT0100366 Issued : 4/1/03 Expires : 3/31/08

Sludge & Septage Facility Certification

Number: _____ Issued : _____ Expires : _____

Sludge Management Plan #164 Approved July 2001

Capacity

What is the design capacity of your wastewater treatment facility? 2.3 mgd

What was the annual average discharge flow from your facility for the previous 12 months of record? 1.67 mgd

What is the total of unconnected commitments/allocations to your facility? 219,722 gpd

What is the uncommitted reserve hydraulic capacity of your facility? 410,278 gpd

Implementation Schedules

Are you required by an order issued under section 1272 of Chapter 47 to implement facility modifications to reduce pollutants in your discharge? _____ Yes X No

If you are not in compliance with the schedule dates in that order, please explain the cause and length of the delay.

Are you required by an order issued under section 1272 of Chapter 47 to eliminate combined sewer overflows? _____ Yes X No

If you are not in compliance with the schedule dates in that order, please explain the cause and length of the delay.

Effluent Quality

Were limits for any of the following parameters exceeded during the past 12 months? If violations occurred, please discuss the cause and duration, remedial steps taken during the event and corrective action taken to prevent recurrence.

Biochemical Oxygen Demand (BOD) :

Total Suspended Solids (TSS) :

Phosphorus :

Ultimate Oxygen Demand (UOD) : See attached letter.

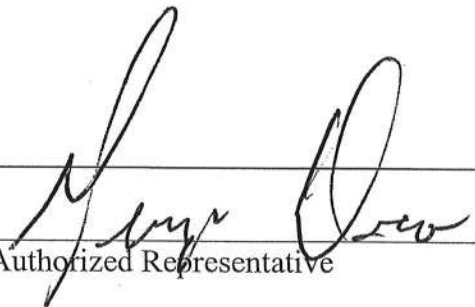
Settleable Solids :

E. coli bacteria:

Total Residual Chlorine:

City of South Burlington
Municipality

May 8, 2007
Date


Authorized Representative
Water Pollution Control Superintendent
Title

This form, and a map of the proposed designated downtown district should be sent to:

Wastewater Management Division,
ANR, Department of Environmental Conservation
103 South Main Street - The Sewing Building,
Waterbury VT 05671-0405
Phone: 241-3822

City of South Burlington

Water Pollution Control Department
575 Dorset Street
South Burlington, Vermont 05403
(802)-658-7964

Mr. Brian Kookier
Agency of Natural Resources
Department of Environmental Conservation
Waste Water Management Division
103 South Main Street, Sewing Building
Waterbury, Vermont

June 20, 2006

Dear Mr. Kookier,

On Friday June 16, 2006 we received our lab results for our TKN. After running the numbers we found that we had two UOD violations; one on June 7th, when the UOD in lbs was 3035.8 and the second on June 13, when it was 2252. Our NPDES permit limit is 2060 lbs. As you can see by the lbs of UOD we are headed in the right direction. At this time we believe that the cause of the violations were a combination of factors which are high flows (due to the heavy rainfall), the side water from dewatering (probably the main factor) and the fact we were just entering nitrification.

Since finding this out we have started to send the side water from the dewatering process to our # 2 holding tank. That will allow us to decant that water at a slower rate which should alleviate the problem. Our long term solution is to do our own dewatering on a weekly basis (once the plant upgrade is complete), instead of trying to dewater two million gallons quarterly. This will allow us to control our nutrient loading more effectively.

If you need any more information please feel free to call me or Steve Crosby at 658-7964

Respectfully,



George Dow

Superintendent
South Burlington WPC

cc: Charles Hafter, City Manager
Robert Baillargeon, Chief Operator

SECTION D

8. WATER SUPPLY AND SEWAGE SYSTEMS

a. COMPLIANCE WITH ANR DIVISION FOR WATER & WASTEWATER

ii. WATER SYSTEMS

Town of Colchester
Application for New Town Center

Municipal water is provided to the New Town Center by Colchester Fire District Three. The Fire District is separate from the Town Government. Please find enclosed correspondence from the Fire District accompanied by a copy of the State of Vermont's Agency of Natural Resources Public Water System Permit to Operate.



RECEIVED

JUL 16 2007

State of Vermont
Department of Environmental Conservation

PLANNING & ZONING Agency of Natural Resources

WATER SUPPLY DIVISION

The Old Pantry Building
103 South Main Street
Waterbury, VT 05671-0403
TELEPHONE (802) 241-3400
FACSIMILE (802) 241-3284

July 11, 2007

Ms. Brenda Green, Director
Town of Colchester - Planning and Zoning
PO Box 55
Colchester, Vermont 05466

RE: Request for Compliance Status of Colchester Fire District #3 Water System, WSID # 5060.
Vermont Downtown Program

Dear Ms. Green:

Please consider this as a formal response to your request regarding the *status of compliance* for the public water system owned and operated by the Town of Colchester Fire District #3.

The Colchester Fire District #3 community drinking water supply system which serves the downtown district in the Town of Colchester remains in substantial compliance with the Safe Drinking Water Act requirements as outlined in the Vermont Water Supply Rule, Chapter 21.

Colchester Fire District #3 water system is classified as a consecutive Public Water System since it receives all of its treated drinking water for distribution from Champlain Water District (WSID #5092). Colchester Fire District #3 water system has a Permit to Operate which was issued on June 16, 2006 and is due to expire on June 16, 2009. Champlain Water District water system has a Permit to Operate which was issued on June 16, 2006 and is due to expire on June 16, 2009. Each of these two systems is in substantial compliance with the safe drinking water standards that are routinely enforced by this division. Barring an unforeseen circumstance, the division anticipates reissuing Permits to Operate to each of these two systems on June 17, 2009.

It is my intention that this should satisfy your request for an update regarding the *status of compliance* with regard to the Town of Colchester Fire District #3 water system (5060). If you continue to have any questions, I can be contacted by calling 1-800-823-6500.

Sincerely,


Gary Schultz, Director

C: Mr. Joss Besse, Vermont Downtown Program
Mr. Jim Fay, Manager and Water Operator (5092)
Mr. Mark Simon, Water Operator (5060)
Mr. Tim Raymond, Systems Operations, Manager
Ms. Ellen Parr Doering, Compliance and Certification Supervisor
WSID # 5060



COLCHESTER FIRE DISTRICT NO.3

428 Main Street

Colchester, Vermont 05446

802-878-4337

January 10, 2007

Town of Colchester
Planning and Zoning Dept.
Colchester, Vt. 05446

Re: Drinking Water Compliance Review

Dear Sarah

In response to your request for our comments, I checked with Mike Barsotti from Champlain Water District and he assured me that all required information from CWD has been made available to the Water Supply Division and I am giving you a copy of our permit to operate. Please let me know if there is anything else you need. If you have any further questions please don't hesitate to call me.

Thank-you,

Marianne Terrien

Marianne Terrien



State of Vermont

Department of Fish and Wildlife
Department of Forests, Parks, and Recreation
Department of Environmental Conservation
State Geologist
RELAY SERVICES FOR THE HEARING IMPAIRED
1-800-253-0191 TDD>Voice
1-800-253-0195 Voice>TDD

AGENCY OF NATURAL RESOURCES
Department of Environmental Conservation

WATER SUPPLY DIVISION
The Old Pantry Building
103 South Main Street
Waterbury, VT 05671-0403
Toll free (800) 823-6500
Out of state (802) 241-3400
Fax (802) 241-3284

June 16, 2006

Colchester Fire District #3
Attn: Marianne Terrien
428 Main St.
Colchester, VT 05466

Re: Permit to Operate for the Colchester FD #3 Water System

Dear Ms. Terrien:

Enclosed you will find the *new* operating permit for the Colchester FD #3 Water System. As mentioned in our recent phone conversation, the Water System is required to submit an Operation and Maintenance Manual to the Water Supply Division for review and approval by September 1st, 2007 (see Section IV, Item C). Please closely read the rest of the permit as it communicates the Division's general expectations of the water system while also acknowledging agreements with Champlain Water District.

The permit expiration dates have again been set in accordance with Champlain Water District's permit cycle. Matching the permit cycle of a wholesaler system with all of its consecutive systems will enable the Division to communicate a consistent message about water quality and supply issues from top to bottom, wholesaler water system to consecutive water system. If you have any questions regarding the information or requirements presented in this document, feel free to contact me toll free at (800) 823-6500, or on my direct line at (802) 241-4656.

Sincerely,

Eric J. Law
Environmental Analyst II
Water Supply Division

cc: WSID #5060
Tim Raymond, Systems Operations Manager
Mark Simon, Simon Operation Services
James Fay, Champlain Water District (WSID #5092)

enc: Permit to Operate



State of Vermont

Department of Fish and Wildlife
Department of Forests, Parks, and Recreation
Department of Environmental Conservation
State Geologist

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June 16, 2006

Public Water System Permit to Operate

WATER SYSTEM IDENTIFICATION NUMBER: 5060

PIN #: EJ95-0336

OWNER/PERMITTEE: Colchester Fire District (FD) #3
WATER SYSTEM: Colchester FD #3
TOWN: Colchester

AUTHORIZED CONTACT: Marianne Terrien
ADDRESS: 428 Main St.
Colchester, VT 05466

I. Authority

In accordance with 10 V.S.A. §1671 *et seq.*, the following findings and conclusions have been made for the Colchester FD #3 Water System (the Water System). The Department of Environmental Conservation has determined that the operation of this Public Community Water System, subject to the following conditions, will not constitute a public health hazard or a significant public health risk; therefore, a permit is hereby issued.

II. Findings and Conclusions

This Public Water System is in compliance with the standards in accordance with 10 V.S.A. §1675(b), and will not constitute a public health hazard or a significant public health risk:

A. Summary of sanitary survey physical conditions:

1. The date of the most recent sanitary survey was May 5th, 2004. System specific information may be referenced in the most recent sanitary survey or preceding surveys.

2. Major findings:

a) Source:

The Water System is fully consecutive to the Champlain Water District (WSID #5092). The Colchester FD #3 Water System is one of twelve

municipal consecutive systems of the Champlain Water District for which the only permitted source is Lake Champlain (and more specifically Shelburne Bay).

The Water System has an *emergency connection* with Colchester FD #2 (WSID #5059) which allows the Water System to obtain water from Colchester FD #2 (and vice versa) in emergency situations (see Section III, Item G).

b) Treatment:

The Water System is fully consecutive to the Champlain Water District (WSID #5092) and provides no additional treatment to the water they purchase.

*Champlain Water District (WSID #5092) employs potassium permanganate with intermittent pre-chlorination at the intake to control zebra mussel growth. CWD adds aluminum sulfate as a coagulant and a cationic polymer as a flocculant aid prior to contact absorption clarification and multimedia deep bed filtration at the Peter L. Jacob Facility. In the post-filtration stage, CWD adds sodium hypochlorite as a primary means to disinfect water, zinc orthophosphate as a corrosion inhibitor (for lead and copper leaching from distribution piping), fluoride for dental benefits, and ammonium sulfate which reacts with free chlorine to produce *monochloramines*, a secondary means to disinfect water. Monochloramines are also employed to reduce disinfection by-products. The final addition of potassium hydroxide enhances corrosion control and monochloramine formation.

c) Storage:

The Water System provides no additional storage.

*Although the Colchester East Storage Tank is located within Colchester FD #3, Champlain Water District (WSID #5092) owns and maintains the storage tank and is responsible for the water quality within the tank. The Colchester FD #3 Water System is responsible for the water quality within the rest of the distribution system.

d) Booster/Pump Stations:

The Water System provides no additional pump stations.

e) Distribution:

The distribution system consists of 3-inch asbestos cement, 8 and 12-inch cement lined ductile iron, 8 and 12-inch cement lined cast iron, and 6, 8, 10, and 12-inch ductile iron piping.

*The Division understands that an agreement exists between Champlain Water District and Colchester FD #3, which states CWD will submit monthly reports, conduct all distribution system monitoring, issue consumer confidence reports, and notify the Division of any MCL or MRDL violation for the Colchester FD #3 Water

System. All water production and water quality data submitted by CWD on behalf of the Colchester FD #3 Water System must be identified using WSID #5060 (see Section III, Items H, J, and K).

f) Population Served:

The Water System serves a total year-round residential population of approximately 7,733 people through 1,790 service connections. *The Water System also serves water directly to the Hillcrest Mobile Home Park, Inc. Water System (WSID #5057) and the Westbury Park Water System (WSID #20466).*

g) System Demand:

The average daily demand of this system, based on *master water meter readings*, is 500,000 gallons per day (gpd). The system daily maximum water demand is approximately 904,000 gpd.

h) System Reserve:

Champlain Water District (WSID #5092) can be expected to accommodate future growth in each of its consecutives. The Water System must, however, demonstrate reserve capacity for each new expansion project as prescribed under the Water Supply Rule (WSR), Chapter 21, Appendix A, Part II.

B. Summary of most recent water quality sample results:

The most recent water quality results demonstrate that all drinking water quality requirements specified under the WSR, Subchapter 21-6, and in 40 CFR, Part 141 (WSR, Appendix E) are in compliance with the established Maximum Contaminant Levels (MCLs) to ensure the protection of public health and welfare (see Section III, Item H).

C. Operating Status:

- The Division approved a Bacteriological Sampling Plan for Champlain Water District (WSID #5092) and its twelve municipal consecutive systems on June 12th, 2006.
- The Division has not approved an Operations and Maintenance Manual as of the issuance date of this permit (see Section IV, Item C).
- The Water System is fully consecutive to the Champlain Water District (WSID #5092), and as such, is not required to create a Source Protection Plan (SPP). The Water Supply Division (the Division) approved a SPP for the Champlain Water District on October 24th, 1995. The most recent update of the SPP was approved on November 5th, 2004.

D. Certified System Operator(s):

The two certified operators for this water system are John Choate (Class 4C; operator ID #1126) and Mark Simon (Class 4B; operator ID #1834). Both certifications expire June 30th,

2008 (see Section IV, Item I).

III. General Conditions

A. Only the following permitted sources shall be connected and supply water to the Water System:

Source #	Source Name	VT Source Type	Source Use	Yield
CC001	WSID #5092 (Consecutive)	Purchased	Permanent Active	NA

B. The person to whom this permit is issued must comply in full with all applicable provisions of 10 V.S.A. §1671 *et seq.*, the rules adopted thereunder, and the Federal Safe Drinking Water Act and subsequent regulations.

C. This permit may be suspended or revoked in accordance with 10 V.S.A. §1675, and WSR, Subchapter 21-3.

D. This permit is not transferable or assignable and shall automatically become invalid upon a change of ownership of the Water System.

E. The permittee shall post the current and valid operating permit or temporary operating permit in a conspicuous place at the public water system headquarters or treatment plant.

F. The permittee shall contact the Division before beginning any modifications to a water supply system (e.g., distribution piping replacement). The permittee shall obtain written approval or required permits before proceeding with system modifications to a public water system. Upon completion of all modifications, the permittee shall revise their comprehensive Operation and Maintenance (O&M) Manual and operate the water system in a manner consistent with their O&M Manual.

G. The permittee shall notify the Division within 12 hours (in VT call 800-823-6500 or 802-241-3400, and after 4:30 p.m. and weekends at 802-741-5311) if at any time another water source is used to supply water to the system (e.g., *purchased water from Colchester FD #2*, hauled or bulk water delivery). After consultation with the Division, the permittee may then be required to issue a Boil Water or Do Not Drink notification to all its users within the same 12 hours.

H. The permittee shall notify the Division immediately (and no later than 24 hours) following any test result obtained from the public water system which is greater than or equal to the Maximum Contaminant Levels (MCL), Maximum Residual Disinfectant Levels (MRDL), or turbidity levels as specified under 40 CFR, Part 141 (National Primary Drinking Water Regulations).

I. Certified Operator: The permittee shall be a certified operator or shall place the direct supervision of the Water System under the responsible charge of a certified operator. The owner shall be accountable for all responsibilities and duties pursuant to Subchapter 21-12 of the WSR. If the permittee is not a certified operator, the permittee shall designate a certified operator to carry on the daily operations of the system; this designation shall be made in writing, signed by both the owner and the certified operator, and available to the State upon request. The certified operator shall hold a valid certification equal to or greater than the classification of the treatment facility and distribution system.

The permittee must have a designated certified operator in responsible charge available at all times. "Available" means based on system size, complexity, and source water quality, a certified operator

Permit to Operate

Colchester FD #3 Water System

Page 5

June 16, 2006

must be on site or able to be contacted as needed to initiate the appropriate action in a timely manner. For Water Systems which only have one certified operator on record, the permittee must notify the Division within 24 hours of changing their certified operator.

J. Distribution Monitoring Requirements: The permittee shall comply with all of the Drinking Water Quality Monitoring Requirements pursuant to the WSR, Subchapter 21-6 *et seq.* To the extent that such requirements are not set forth in the aforesaid Rule or corresponding federal regulations, the Water Supply Division of the Vermont Agency of Natural Resources shall notify the permittee by mail of such requirements. Failure to monitor and report in accordance with the aforesaid requirements shall constitute a violation of this permit.

K. Reporting Requirements: The Water System must submit a signed report to the Division once a month (as required by the WSR, Subchapter 21-9) no later than ten (10) days following the end of the month, with the following information:

1. A summary of the Public Water System operation, including amount of water produced or purchased (daily, if water system provides treatment).
2. Daily disinfectant residual entering the distribution system for each day that disinfectant is introduced.

In addition, the Water System must report disinfectant residual in the distribution system at a location and frequency corresponding to the bacteriological sampling plan, and verify the free chlorine concentrations (if no free chlorine is available, the Water System must measure total chlorine concentration) on the laboratory reporting form.

L. Pursuant to 10 V.S.A., Chapter 220, any appeal of this decision must be filed with the clerk of the Environmental Court within 30 days of the date of the decision. The appellant must attach to the Notice of Appeal the entry fee of \$225.00, payable to the State of Vermont.

The Notice of Appeal must specify the parties taking the appeal and the statutory provision under which each party claims party status; must designate the act or decision appealed from; must name the Environmental Court; and must be signed by the appellant or their attorney. In addition, the appeal must give the address or location and description of the property, project or facility with which the appeal is concerned and the name of the applicant or any permit involved in the appeal.

The appellant must also serve a copy of the Notice of Appeal in accordance with Rule 5(b)(4)(B) of the Vermont Rules for Environmental Court Proceedings.

For further information, see the Vermont Rules for Environmental Court Proceedings, available online at www.vermontjudiciary.org. The address for the Environmental Court is 2418 Airport Road, Suite 1, Barre, VT 05641 (Tel. #802-828-1660)

IV. Special Conditions

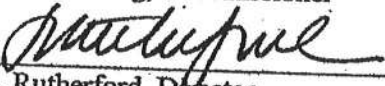
A. This permit becomes effective on June 16th, 2006 and expires on June 16th, 2009.

B. Reapplication: The permittee shall submit a complete application for re-issuance of this permit 30 days before this permit expires. The reapplication deadline is May 16th, 2009.

Permit to Operate
Colchester FD #3 Water System
Page 6
June 16, 2006

C. Operation and Maintenance (O&M) Manual: In accordance with the WSR, Subchapter 21-7, all Public Community Water Systems shall have an O&M Manual approved by the Division and shall be operated in a manner consistent with the approved O&M Manual. The Water System has an O&M Manual, but the manual has not been reviewed or approved by the Division. The Water System must include agreements with Champlain Water District (WSID #5092) and all elements listed in Appendix D of the WSR in their O&M Manual. **The Water System must submit an Operation and Maintenance Manual to the Division for review and approval by September 1st, 2007.**

The State of Vermont
Agency of Natural Resources
Department of Environmental Conservation
Jeffrey Wennberg, Commissioner

by: 
Jay L. Rutherford, Director
Water Supply Division

As of Friday, June 16, 2006 in Waterbury, Vermont.

cc: WSID #5060
Tim Raymond, Systems Operations Manager
Mark Simon, Simon Operation Services
James Fay, Champlain Water District (WSID #5092)

SECTION D

8. WATER SUPPLY AND SEWAGE SYSTEMS

b. WATER AND WASTEWATER ALLOCATION

i. WATER ALLOCATION

Town of Colchester
Application for New Town Center

Municipal water is provided to the New Town Center by Colchester Fire District Three. The Fire District purchases its water supply from the Champlain Water District (CWD). Enclosed is correspondence from CWD approving the water allocation requested for full build-out of the New Town Center. The Water Tank, which was a condition of approval of the allocation, has been constructed and is currently in operation on Water Tower Hill in Colchester.

CHAMPLAIN WATER DISTRICT

dedicated to Quality Water & Service

Ms. Laurie Robistow
Kolok Development Group
354 Mountain View Drive, Suite 105
Colchester, VT 05446

403 Queen City Park Road
South Burlington, VT 05403
Phone: (802) 864-7454
Fax: (802) 864-0435

May 29, 2003

RE: Act 250 Review: Severance Corners Village Center, Colchester, Vermont

Dear Ms. Robistow:

In response to your request for information regarding the Champlain Water District's capability to supply water to the referenced proposed project, we submit the following:

1. Water is supplied to the referenced area via a 16" and 12" transmission main.
2. Water storage is located in the Water Tower Hill Commercial Park off Route 2 & 7 in Colchester as provided by a 850,000 gallon water storage tank. Presently, this water storage tank is utilized beyond its' design capacity, and a supplemental, twin tank is planned for this location.
3. Your water supply requirement for this proposed project (including 152 residential units, 350 office employees, 100 retail employees, and a 250-seat restaurant) will be available contingent upon construction of additional water storage volume serving this region. An interlocal agreement has been executed to assure shared funding of the new tank. A bond vote is planned for the summer of 2003, with an estimated on line date for the tank of July, 2004.
4. Capability of the local water distribution system must be verified by the local water system official.
5. This letter of availability is valid for a three year period commencing on today's date.

If you have any questions, please do not hesitate to call.

Sincerely,
CHAMPLAIN WATER DISTRICT



Richard A. Pratt
Chief Engineer / Assistant General Manager

cc: J. Fay
K. Richard
A. Voegelé

SECTION D

8. WATER SUPPLY AND SEWAGE SYSTEMS

b. WATER AND WASTEWATER ALLOCATION

ii. WASTEWATER ALLOCATION

Town of Colchester
Application for New Town Center

Municipal wastewater service is provided to the New Town Center by the Town of Colchester. Enclosed is correspondence from the Town approving the wastewater allocation requested for full build-out of the New Town Center as well as the Vermont Wastewater System and Potable Water Supply Permit for the project.



Town of Colchester

Public Works Department

P.O. Box 55, 835 Blakely Road
Colchester, Vermont 05446

Select Board

L. Richard Paquette
Edward Ploof, Jr.
Chris Conant
Marc Landry
Robert Campbell

Town Manager

Albin Voegelé
654-0709

Director

Bryan Osborne
654-0716

Town Engineer

Genie Soboslai, P.E.
654-0717

Project Manager

Tyler Hart, P.E., L.S.
655-0862

Operations Manager

Brian Tuttle
654-0745

Administrative

Assistant
655-0823

Fax Number

(802) 654-0757

May 28, 2003

Laurie Robistow
Kolok Development Group
354 Mountain View Drive, Suite 105
Colchester, Vt. 05446

Re: Waste Water Allocation – Severance Corners Village Center

Dear Ms. Robistow:

This letter acknowledges that the Town has assigned 42,000 gallons of wastewater allocation to parcels 37 and 37-1 on Tax Map 8. These parcels are located along Blakely Road at Severance Corners. The parcels are currently owned by Malcolm Severance.

Please let me know if you require any further information.

Sincerely,

Bryan K. Osborne
Director of Public Works

Cc: Sarah Hadd, Town Planner

File/n:bgc/www/kolokallocation.05-28-03

*A Community of People, Business, Industry and
Resources working for a better Town.
www.town.colchester.vt.us*

TOWN OF COLCHESTER

WASTEWATER ALLOCATION AND SEWER CONNECTION PERMIT

PERMIT # 124

Date applied for: 12-6-01

- ✓ Please check one: ☒ Request for Town allocation ☐ Request for additional Town allocation
☐ Request for transferred allocation

- ✓ Please check one: ☐ Residential ☐ Commercial ☐ Industrial ☐ Institutional ☒ Mixed-Use
- For commercial/industrial/institutional property please fill sections 1-4.
 - For residential property please fill out sections 1, 3 and 4.
 - For transfers, the owner of the allocation to be transferred must complete section 5.

Section 1

- Applicant Name: Kolok Development Group, Inc. Telephone No. 802 865-2085
Mailing Address: 354 Mountainview Drive, Colchester, VT 05446
- Tax Map and Parcel numbers for all lots to which allocations shall be assigned: Map 8
Parcels 37 and 37-1
- Location/Address of building to be connected to municipal sewer: "Severance Corners
Village Center"
- Billing address for wastewater charges: Contact person: Jeffrey Kolok
Phone No: 802-865-2085 Address: KDG, Inc. 354 Mountainview Drive Suite 105
Colchester, VT 05446
- Owner of building to be connected to the municipal sewer: Same as above
Mailing address: Same Telephone No: Same
- Occupants of building to be connected to municipal sewer: TO BE DETERMINED
Mailing address: _____ Telephone No: _____

08-037003-

08-037013-

Section 2

- Business Name: Kolok Development Group, Inc. Telephone No: 802 865 2085
Mailing address: 354 Mountainview Drive, Suite #105
Colchester, VT 05446
- Describe the nature of your business and possible wastes to be discharged other than domestic wastewater. Mixed use development (residential, office, restaurant uses)

Section 3

- Existing allocation in gallons: 25,000 Additional allocation requested in gallons: 17,000 42,000
- New total allocation in gallons: 42,000 Anticipated date of connection to municipal sewer line: September 2002



State of Vermont

FILE COPY

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

Environmental Protection Rules,

Chapter 1, Wastewater System and Potable Water Supply Rules, Effective January 1, 2005

Chapter 21, Water Supply Rules, Effective June 19, 2003

Case Number: WW-4-2285

PIN: EJ01-0164

Landowner: Malcolm & Gladys Severance
2179 Roosevelt Highway
Colchester VT 05446

RECEIVED

MAR 09 2005

PLANNING & ZONING

This permit affects property referenced in deeds recorded in Book 183 Page 155 and Book 83 Page 49 of the Colchester, Vermont land records.

This project, consisting of constructing municipal water and sewer extensions for future development located off U.S. Route 7 and Blakely Road in the Town of Colchester, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

This does not constitute approval under Act 250.

GENERAL

1. This permit does not relieve the permittee from obtaining all other approvals and permits as may be required from the Act 250 District Environmental Commission, the Department of Environmental Conservation, Water Supply Division – telephone (802) 241-3400, Water Quality Division – telephone (802) 241-3770, the Department of Labor & Industry – telephone (802) 828-2106 or (802) 879-2300 and local officials prior to proceeding with this project.
2. The project shall be completed as shown on the following plans which have been stamped “approved” by the Wastewater Management Division:
Job No. 23170, Sheet C-1 “Overall Site Plan” dated 12/05/03 last revised 2/01/05; Sheet C-3 “Utility Plan (West)” dated 12/05/03 last revised 2/01/05; Sheet C-4 “Utility Plan (East)” dated 12/05/03 last revised 2/01/05; Sheet C-5 “Perimeter Drive Profile” dated 12/05/03 last revised 2/01/05; Sheet C-6 “Roadway Profiles” dated 12/05/03 last revised 2/01/05; Sheet C-7 “Utility Profiles” dated 12/05/03 last revised 2/01/05; Sheet C-9 “Site Details” dated 12/05/03 last revised 2/01/05; and Sheet C-13 “Specifications” dated 12/05/03 last revised 2/01/05 prepared by Champlain Consulting Engineers.
3. The project shall not deviate from the approved plans in a manner that would change or affect the exterior water supply or wastewater disposal systems without prior review and written approval from the Wastewater Management Division.

08-

Wastewater System and Potable Water Supply Permit
WW-4-2285

Ialcolm & Gladys Severance

Page 2

4. The conditions of this permit shall run with the land and will be binding upon and enforceable against the permittee and all assigns and successors in interest. The permittee shall be responsible for the recording of this permit in the Colchester Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
5. This project has been reviewed and approved for the construction of the municipal water and sewer line extensions. The permittee shall not construct any structures requiring plumbing, including single family residences, public buildings, duplexes, condominium units, or commercial buildings, that will connect to the municipal water and sewer line extensions without prior review and approval by the Wastewater Management Division. Such approvals will not be granted unless the proposal conforms to the applicable laws and regulations.
6. The Wastewater Management Division now reviews the water and wastewater disposal systems under 10 V.S.A., Chapter 64 – Potable Water Supply and Wastewater System Permit.
7. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations.
8. A copy of the approved plans and this permit shall remain on the project during all phases of construction, and upon request, shall be made available for inspection by State or local personnel.
9. Any lot depicted on the plans and not specifically referenced as being approved for a use requiring a potable water supply and wastewater disposal system shall comply with the Wastewater System and Potable Water Supply Rules, Effective August 16, 2002, Section 1-403(a)(5) for the creation of unimproved lots until such time as the lots comply with Condition #5 of this permit.

WATER SUPPLY & WASTEWATER DISPOSAL

10. No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a certification from a designer or the installer, signed and dated, that states:

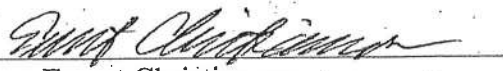
"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."

This shall include the water supply system, and wastewater disposal system, water service lines and sanitary sewer lines to each structure.

11. The project is approved for water supply by connection to the municipal water system as depicted on the approved plans. The Wastewater Management Division shall allow no other method, or location of obtaining potable water without prior review and approval.
12. The water main extension is approved provided the water main extension is constructed in strict accordance with the Agency of Natural Resources, Water Supply Division's "Public Water System Permit to Construct " Project #E-1632 WSID #5060 to Severance Corners Village Center, LLC dated February 10, 2005.
13. The project is approved for wastewater disposal by the construction of a connection to the municipal wastewater treatment facility as depicted on the approved plans. The Wastewater Management Division shall allow no other method, or location of wastewater disposal without prior review and approval.

Dated at Essex Junction, Vermont on March 4, 2005.

Jeffrey Wennberg, Commissioner
Department of Environmental Conservation

By 
Ernest Christianson
Regional Engineer

C For the Record
Colchester Planning Commission & Select Board
Severance Corners Village Center, LLC
Champlain Consulting Engineers
Water Supply Division
Water Quality Division
Act 250 District Environmental Commission
Department of Labor & Industry